

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 209-261 Junction Road, Madison, WI 53717
Title: Prairie Towne Center General Development Plan modification & SIP

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 18, 2018
☐ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☒ Initial approval ☒ Final approval

3. Project Type

☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☒ General Development Plan (GDP)
☒ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage
☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other
☒ Please specify
GDP Modification & SIP

4. Applicant, Agent, and Property Owner Information

Applicant name John Seamon **Company** Iconica
Street address 901 Deming Way **City/State/Zip** Madison, WI 53717
Telephone 608-664-3550 **Email** john.seamon@iconicacreates.com

Project contact person John Seamon **Company** Iconica
Street address 901 Deming Way **City/State/Zip** Madison, WI 53717
Telephone 608-664-3550 **Email** john.seamon@iconicacreates.com

Property owner (if not applicant) UBS Global RE (Rick Zalatoris)
Street address 2515 McKinney Ave, Suite 800 **City/State/Zip** Dallas, TX 75201
Telephone _____ **Email** richard.zalatoris@ubs.com

5. Required Submittal Materials

☐ Application Form

☒ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

☒ Development plans (Refer to checklist provided below for plan details)

☒ Filing fee

☒ Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Gleaser, Tim Parke, Kevin Firchow, and Matt Tucker on 4/19/2017; 10/18/2017; 10/25/2017; 11/20/17; 12/07/17; 05/08/2017; 03/05/2018; 05/22/2018
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name John Seamon

Relationship to property Architect/Engineer/Construction Consultant

Authorized signature of Property Owner

Date May 29, 2018

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Project Intent



Prairie Towne Center General Development Plan Modification

This application for a Modification of GDP is for the property known as Prairie Towne Center, Phase II located at 209-261 Junction Road. Madison, Wisconsin. The legal description of the property is Lot 1, CSM 7978.

This application for a Modification of GDP is specifically to add within Lot 1, 7978 an outlot building in a remote part of the parking lot area. The outlot building is approximately 8,233 gross **square feet ("8K Outlot Building")**. **It will accommodate 3-5 separate commercial businesses.** (See enclosed site plan, building plans and perspective drawings.)

This 8K Outlot Building is needed to drive more customers to Prairie Towne Center as the shopping center industry is undergoing seminal changes with respect to how people purchase their goods and services. Online retail purchases continue to grow at an alarming pace requiring less and less visits to physical stores, especially to those stores who sell items which can be more easily commodified. As a result, sales at all stores at Prairie Towne Center have decreased dramatically since the center's grand opening in 1997.

The International Council of Shopping Centers ("ICSC") has conducted studies that definitively show how the addition of restaurants to a shopping center property can add as much as 20% to the sales of other stores in the shopping center. The 8K Building will accommodate 2-3 restaurants which will drive traffic to the center and provide for longer shopping stays within the development.

The area in which the 8K Outlot Building will be located has a long history of very little to absolutely no use in the 20+ years that Prairie Towne Center has existed. The 8K Outlot Building will provide more density to the development, increased jobs in the area and increased tax revenues for the City of Madison and other local taxing authorities.

The following represent the proposed modifications to the existing GDP of Prairie Towne Center. The proposal is for the future development of (1) additional multi-tenant out-lot building (8,233 GSF), **a future expansion to the existing Pick 'N Save (9,000 GSF)**, the conversion of the existing Lands' End building to a multi-tenant retail building with drive-thru and general landscaping/pedestrian orientated improvements.

Proposed Out-lot Building

The proposed out-lot building is an underutilized corner of the existing parking lot. The building is of a scale that would represent the addition of modest sized commercial tenant spaces not currently available within the development with a goal of attracting smaller food/beverage tenants. These modifications add to the diversity of use and continued vibrancy of the development.

8,233 GSF

In response to prior discussions with the Commission, alternate building locations **and faced designs related to 'front of house' and 'back of house'** have been explored. Ultimately, the design team felt that by pulling the building off of Junction Road with **1 drive aisle serving 2 lanes of parking along the 'front of house' façade facing junction road and providing a more functional 'back of house' facing the parking field** was the most successful blend of design and function. The two short sides still **provide space for patios and building access. The 'Back of house' façade is designed**

for retail display and a strong central entry storefront. The building proximity to the sidewalk still provides for an easy connection to the front door of the new tenant spaces.

Additionally, the architecture of the building has been further refined and has a clear hierarchy of articulation. The material pallet and building massing have been chosen to be a more modern vocabulary than the rest of the shopping center while still having visual ties to the center. The ties we focused on included, the use of a split **face block at the base in a larger format (12" x 24")**, the use of an almost white, brick that is the same size as the brick veneer on the center and the use of red terra cotta colored architectural elements standing seam awnings on various sides of the architecture.

Existing (Lands' End)

The placement of a future drive-thru has been re-evaluated based on previous discussions with the Commission. The proposal now reflects a drive-thru that wraps around the back of the building. This allows for a generous car stack, without impacting the tenant entries along the street facing façade and adjacent parking.

Existing Landscape Overview

Currently, the Prairie Towne Center landscaping is comprised of a variety of mature deciduous and evergreen tree and shrub species with a limited amount of ornamental grasses and perennials existing on-site. Mature trees consist primarily of Black Hills Spruce, Colorado Blue Spruce, Green Ash, Maple and Honey Locust. Mature evergreens are strategically placed to enhance traffic flow through the main (middle) entrance drive of the development while various Ash and Maple species enhance the open spaces adjacent to Junction Road. Parking lot islands are comprised of either one or two Honey Locust species **while a red granite gravel or blue fescue lawn serves as the "mulch" understory** in the parking islands. Understory plantings within the parking islands are nonexistent while a limited amount of foundation plantings and ornamental trees exist along the retail storefront.

Proposed Landscape and Pedestrian Connectivity Improvements

While the Prairie Towne Center provides opportunities for multi-modal transit, including bus amenities and bike parking, the pedestrian amenities and connectivity are minimal and focused on the central, main entrance to the Center. Connectivity between proposed buildings including the 8,100 SF, 5,7000 SF, **and existing Lands' End building are limited. To enhance the pedestrian's connectivity and experience the following improvements are proposed.** Refer to General Development Plan Master Plan provided.

- Enhance landscape plantings at the middle entrance drive along Junction Road to **create a more unified "Center";**
- Increase the amount of perimeter landscaping along Junction Road to provide adequate parking lot screening as well as an enhanced pedestrian experience; The plans have been revised to reflect the desire for landscaping to provide relief and blur the boundary of the pedestrian realm rather than reinforcing the hard edge of the sidewalk.
- **Meet "points" standards and zoning conformance for areas disturbed during development of Outlot retail building.**
- Provide new and additional tree islands for zoning conformance for areas disturbed and adjacent to during development of Outlot retail building.

A variety of plantings will be used to highlight and define the Prairie Towne Center entrances and edges. Overall, an emphasis will be placed on low maintenance practices by utilizing native perennial plant species, particularly grasses and perennials. The plant list provided carefully selects four-season interest plantings by use of flower color, texture, fall color, and form.

Sample Plant List:

<i>COMMON NAME</i>	<i>BOTANICAL NAME</i>
<i>OVERSTORY DECIDUOUS TREES</i>	
<i>Prairie Pride Common Hackberry</i>	<i>CELTIS occidentalis 'Prairie Pride'</i>
<i>Redmond Linden</i>	<i>TILIA americana 'Redmond'</i>
<i>Draves Honey Locust</i>	<i>GLEDITSIA tricanthos 'Draves'</i>
<i>Red Sunset Maple</i>	<i>ACER rubrum 'Franksred'</i>
<i>State Street Maple</i>	<i>ACER miyabei 'Morton'</i>
<i>Espresso Coffeetree</i>	<i>GYMNOCLADUS dioicus 'Espresso'</i>
<i>Autumn Gold Ginkgo</i>	<i>GINKGO biloba 'Autumn Gold'</i>
<i>New Horizon Elm</i>	<i>ULMUS x 'New Horizon'</i>
<i>TALL EVERGREEN TREES</i>	
<i>Black Hills Spruce</i>	<i>PICEA glauca var. densata</i>
<i>Colorado Blue Spruce</i>	<i>PICEA pungens 'Glauc'</i>
<i>ORNAMENTAL DECIDUOUS TREES</i>	
<i>Crabapple spp.</i>	<i>MALUS spp.</i>
<i>Serviceberry spp.</i>	<i>AMELANCHIER spp.</i>
<i>Pear spp.</i>	<i>PYRUS spp.</i>
<i>UPRIGHT EVERGREEN TREES</i>	
<i>Arborvitae spp.</i>	<i>THUJA spp.</i>
<i>Juniper spp.</i>	<i>JUNIPER spp.</i>
<i>DECIDUOUS SHRUBS</i>	
<i>Dogwood spp.</i>	<i>CORNUS spp.</i>
<i>Viburnum spp.</i>	<i>VIBURNUM spp.</i>
<i>New Jersey Tea</i>	<i>CEANOTHUS americana</i>
<i>Winterberry spp.</i>	<i>ILEX spp.</i>
<i>Little Devil Ninebark</i>	<i>PHYSOCARPUS opulifolius 'Donna May'</i>
<i>Spring Red Compact</i>	<i>VIBURNUM trilobum 'Spring Red'</i>
<i>Cranberrybush Vib.</i>	<i>RIBES alpinum</i>
<i>Alpine Currant</i>	<i>RHUS aromatica 'Gro-Low'</i>
<i>Gro-low Sumac</i>	

EVERGREEN SHRUBS

Yew spp.

Juniper spp.

TAXUS x media spp.

JUNIPERUS spp.

ORNAMENTAL GRASSES

Korean Feather Reed Grass

Prairie Dropseed

Flame Grass

Indiangrass

Autumn Moor Grass

Tufted Hairgrass

Northwind Switch Grass

Heavy Metal Switch Grass

Dwarf Fountain Grass

CALAMAGROSTIS brachytricha

SPOROBOLUS heterolepis

MISCANTHUS purpurascens

SORGHASTRUM nutans

SESLERIA autumnalis

DESCHAMPIA cespitosa

PANICUM virgatum 'Northwind'

PANICUM virgatum 'Heavy Metal'

PENNISETUM alopecuroides 'Hameln'

PERENNIALS

Brown-eyed Susan

Yellow Coneflower

Coneflower spp.

Little Spire Russian Sage

Coral Bells Palace Purple

May Night Perennial Salvia

Ornamental Onion spp.

Sedum spp.

Sky Blue Aster

False Blue Indigo

Prairie Blazing Star

Fireworks Goldenrod

Catmint spp.

RUDBECKIA triloba

RATIBIDA pinnata

ECHINAEA pallida

PEROVSKIA atriplicifolia 'Little Spire'

HEUCHERA micrantha var. diversifolia
'Palace Purple'

SALVIA nemorosa 'Mainacht'

ALLIUM spp.

SEDUM spp.

ASTER azureus

BAPTISIA australis

LIATRIS pycnostachya

SOLIDAGO rugosa 'Fireworks'

NEPETA spp.

Landscape Design Intent – Example Images



Management Plan for Prairie Towne Center:

The Prairie Towne Center commercial retail property is comprised of two ownership parcels. **One parcel, known as the "Developer Tract", is owned by 209-261 Junction Road Madison Investors LLC. The other parcel, known as the "Target Tract", is owned by Dayton Hudson Corporation Property Tax Dept T-1060.**

The Target Tract has been managed by Target since the property was developed in 1997. The Developer Tract has been managed by Flad Development since the property was developed in 1997. The Developer Tract at Prairie Towne Center will continue to be managed under an agreement with the owner in a professional manner with high industry standards. Local companies will continue to be engaged to provide such property services as waste removal, snow removal, landscape maintenance, parking lot maintenance and repair, building/roof maintenance and miscellaneous HVAC, electrical and plumbing repairs. In-house maintenance personnel are also employed to maintain daily contact with the property and respond to calls from tenants.

Organizational Structure:

Owner: UBS Global RE
2515 McKinney Ave, Suite 800
Dallas, TX 75201
Contact: Rick Zalatoris
richard.zalatoris@ubs.com

Architect: Iconica
901 Deming Way
Madison, WI 53717
608-664-3535
Contact: John Seamon
John.seamon@iconicacreates.com

Engineer: Iconica
901 Deming Way
Madison, WI 53717
608-664-3535
Contact: Patrick Eagan

Civil Design: JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593
Contact: Mike Grzesiak

Landscape Architect: JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593
Contact: Mike Grzesiak

Property Manager: Flad
3330 University Avenue, Suite 206
Madison, Wisconsin 53705
Contact: Jim Vogt (608) 833-8100

Project Schedule: Construction Start – Fall 2018

Estimated Project Cost: \$1,240,000.00
Public Subsidy Requested: None
Number of Construction and
Full time Equivalent
Jobs Created: 45

Thank you for your time in reviewing our proposal.

Sincerely,



John Seamon
Director of Design Strategy
Iconica



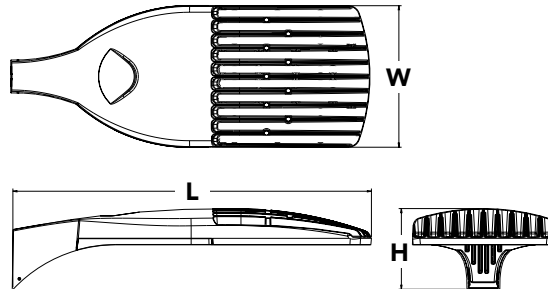
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

SITE LIGHTING
TYPE A

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹
Control options				Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (controls ordered separate) ¹¹ PER5 Five-wire receptacle only (controls ordered separate) ^{11,12} PER7 Seven-wire receptacle only (controls ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching ^{13,14} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRHN Network, Bi-Level motion/ambient sensor ¹⁷ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,15,16}				Shipped installed HS House-side shield²¹ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ²² EGS External glare shield ²²	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,15,16} BL30 Bi-level switched dimming, 30% ^{5,14,18} BL50 Bi-level switched dimming, 50% ^{5,14,18} PNMTDD3 Part night, dim till dawn ^{5,19} PNMT5D3 Part night, dim 5 hrs ^{5,19} PNMT6D3 Part night, dim 6 hrs ^{5,19} PNMT7D3 Part night, dim 7 hrs ^{5,19} FAO Field adjustable output ²⁰					



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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DSX1-LED
Rev. 03/21/18
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Ordering Information

Accessories

Ordered and shipped separately.

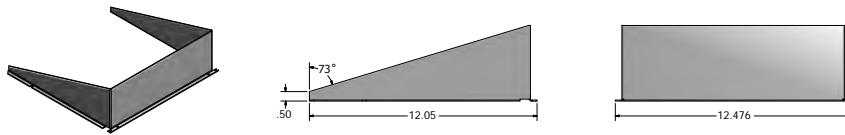
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK U	Shorting cap ²³
DSX1HS 30C U	House-side shield for 30 LED unit ²¹
DSX1HS 40C U	House-side shield for 40 LED unit ²¹
DSX1HS 60C U	House-side shield for 60 LED unit ²¹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

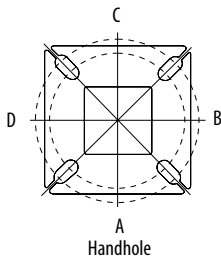
- 1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- 2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- 3 Not available with HS.
- 4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- 6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- 8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- 9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- 10 Must be ordered with PIRHN.
- 11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- 12 If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- 13 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3 or P4.
- 14 Requires (2) separately switched circuits.
- 15 Reference Motion Sensor table on page 3.
- 16 Reference PER table on page 3 to see functionality.
- 17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- 18 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- 19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- 20 Not available with other dimming controls options
- 21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 22 Must be ordered with fixture for factory pre-drilling.
- 23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- 24 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

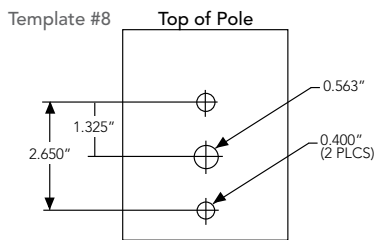
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

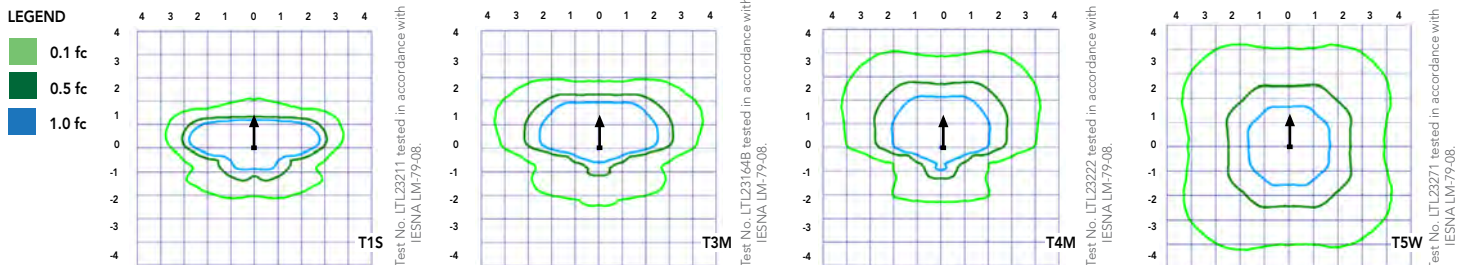
*3 fixtures @120 require round pole top/tenon.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

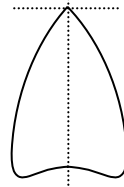
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





Gotham Architectural Downlighting
LED Downlights

**4" Evo®
Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged or flangeless semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture
- Injection molded mud ring included with flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration.

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling ENERGY STAR® certified product.

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application.

All values are design or typical values, measured under laboratory conditions at 25° C.

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
750	849	10.3	82.4
1000	1,189	12.8	92.9
1500	1,509	17.3	87.2
2000	2,109	23.5	89.6
2500	2,576	28.9	89.1
3000	3,112	36.9	84.3

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details



A+ Capable options indicated by this color background.

EXAMPLE: EVO 35/10 4AR MWD LSS MVOLT EZ1

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Trim Style	Distribution	Finish	Voltage
EVO	27/ 2700 K	07 750 lumens	4AR Clear	(blank) Self-flanged	MD Medium (0.9 s/mh)	LSS Semi-specular	MVOLT
	30/ 3000 K	10 1000 lumens	4PR Pewter	FL Flangeless	MWD Medium wide (1.0 s/mh)	LD Matte-diffuse	120
	35/ 3500 K	15 1500 lumens	4WTR Wheat		WD Wide (1.2 s/mh)	LS Specular	277
	40/ 4000 K	20 2000 lumens	4GR Gold				347²
	50/ 5000 K	25 2500 lumens	4WR¹ White				
		30 3000 lumens	4BR¹ Black				
			4WRAMF¹ White anti-microbial				

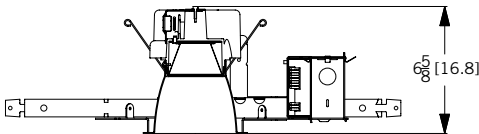
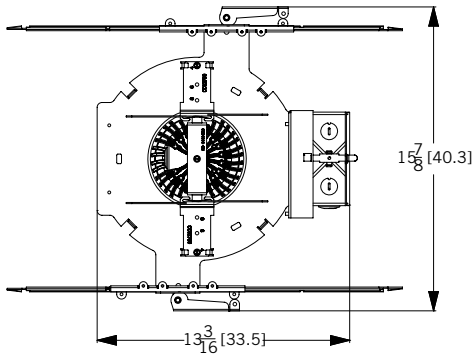
Driver ³	Options	
GZ10 0-10V driver dims to 10%	SF Single fuse. Specify 120V or 277V.	BGTD Bodine generator transfer device. Specify 120V or 277V.
GZ1 0-10V driver dims to 1%	TRW⁶ White painted flange	CRI90 High CRI (90+). Specify 120V or 277V.
EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	TRBL⁷ Black painted flange	CP¹¹ Chicago plenum
EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	EL⁸ Emergency battery pack with integral test switch, CEC compliant	RRL RELOC [®] -ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	ELR⁸ Emergency battery pack with remote test switch, CEC compliant	
EDAB⁴ eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	NPP16D⁹ nLight [®] network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	
EDXB⁴ eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual .	NPP16DER⁹ nLight [®] network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	
EXA1 XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.	NPS80EZ⁹ nLight [®] dimming pack controls 0-10V eldoLED drivers (EZ_).	
EXAB XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.	NPS80EZER⁹ nLight [®] dimming pack controls 0-10V eldoLED drivers (EZ_). ER controls fixtures on emergency circuit.	
ECOS2^{4,5} Lutron [®] Hi-Lume [®] 2-wire forward-phase driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000. 120V only.	N80¹⁰ nLight [®] Lumen Compensation	
ECOS3^{4,5} Lutron [®] Hi-Lume [®] 3-wire or EcoSystem [®] dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 4500.		

ACCESSORIES order as separate catalog numbers (shipped separately)	
SCA4	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D. Refer to TECH-190 .
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

ORDERING NOTES	
1. Not available with finishes.	8. For dimensional changes, refer to TECH-140 . Access above ceiling required. Not available with 347V.
2. Not available with EL or ELR options.	9. Specify voltage. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
3. Refer to TECH-240 for compatible dimmers.	10. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZER.
4. Not available with nLight [®] and XPoint options.	11. ELR not available. CP, ECOS2/ECOS3 with EL-2000 lumen max.
5. Specify voltage 120V or 277V.	
6. Not available with white reflector. Not applicable with FL option.	
7. Not available with black reflector. Not applicable with FL option.	

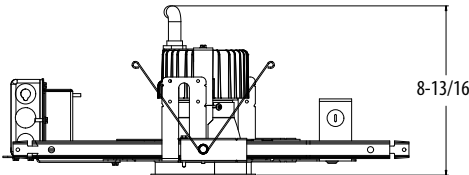
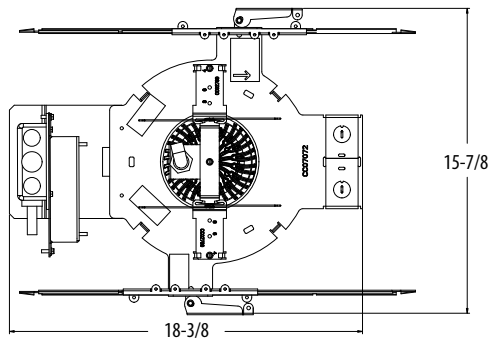
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13) self-flanged
5-1/4" (13.3) flangeless
Overlap trim: 5-7/16" (13.8)

DIMENSIONS FOR CHICAGO PLENUM



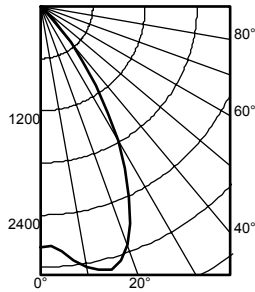
ELECTRICAL

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
750	9.6	1000
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

EVO 35/30 4AR LS

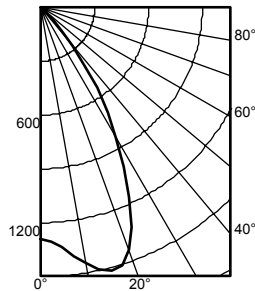
INPUT WATTS: 36.9, DELIVERED LUMENS: 3112, LM/W=84.3 , 1.07 S/MH, TEST NO. LTL27791



	Ave	Lumens	Zone	Lumens	% Lamp	pf pc pw	80%			20%			50%		
							50%	30%	10%	50%	30%	10%	50%	30%	10%
0	2763		0° - 30°	2236.6	71.9	0	119	119	119	116	116	116	111	111	111
5	2824	278	0° - 40°	2930.3	94.2	1	111	108	106	109	106	104	105	103	101
15	3133	869	0° - 60°	3106.1	99.8	2	103	99	96	101	98	95	98	95	93
25	2417	1090	0° - 90°	3111.9	100.0	3	96	91	87	95	90	87	92	88	85
35	1117	694	90° - 120°	0.0	0.0	4	90	84	80	89	84	80	87	82	79
45	186	168	90° - 130°	0.0	0.0	5	84	78	74	83	78	74	81	77	73
55	6	8	90° - 150°	0.0	0.0	6	79	73	69	78	72	68	77	72	68
65	2	2	90° - 180°	0.0	0.0	7	74	68	64	73	68	64	72	67	63
75	3	2	0° - 180°	3111.9	*100.0	8	70	64	60	69	63	59	68	63	59
85	2	2	*Efficiency			9	66	60	56	65	60	56	64	59	55
90	0					10	62	56	52	62	56	52	61	56	52

EVO 35/15 4AR LS

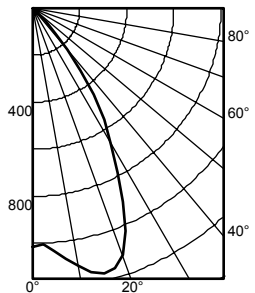
INPUT WATTS: 17.3, DELIVERED LUMENS: 1509, LM/W=87.2, 1.08 S/MH, TEST NO. LTL27786



	Ave	Lumens	Zone	Lumens	% Lamp	pf pc pw	80%			20%			50%		
							50%	30%	10%	50%	30%	10%	50%	30%	10%
0	1290		0° - 30°	1081.0	71.6	0	119	119	119	116	116	116	111	111	111
5	1338	132	0° - 40°	1419.3	94.0	1	111	108	106	109	106	104	105	103	101
15	1521	423	0° - 60°	1507.8	99.9	2	103	99	96	101	98	95	98	95	93
25	1167	527	0° - 90°	1509.3	100.0	3	96	91	87	95	90	87	92	88	85
35	546	338	90° - 180°	0.0	0.0	4	90	84	80	89	84	80	87	82	79
45	92	85	0° - 180°	1509.3	*100.0	5	84	78	74	83	78	74	81	77	73
55	2	4	*Efficiency			6	79	73	69	78	72	68	76	72	68
65	1	1				7	74	68	64	73	68	64	72	67	63
75	0	0				8	70	64	59	69	63	59	68	63	59
85	0	0				9	66	60	56	65	59	56	64	59	55
90	0					10	62	56	52	61	56	52	61	56	52

EVO 35/10 4AR LS

INPUT WATTS: 12.8, DELIVERED LUMENS: 1189, LM/W=92.9, 1.08 S/MH, TEST NO. LTL27785



	Ave	Lumens	Zone	Lumens	% Lamp	pf pc pw	80%			20%			50%		
							50%	30%	10%	50%	30%	10%	50%	30%	10%
0	1012		0° - 30°	838.3	70.5	0	119	119	119	116	116	116	111	111	111
5	1035	102	0° - 40°	1114.0	93.7	1	111	108	106	109	106	104	105	103	101
15	1169	325	0° - 60°	1188.4	99.9	2	103	99	96	101	98	95	98	95	92
25	910	411	0° - 90°	1189.3	100.0	3	96	91	87	95	90	86	92	88	85
35	449	276	90° - 180°	0.0	0.0	4	90	84	80	88	83	79	86	82	78
45	80	71	0° - 180°	1189.3	*100.0	5	84	78	74	83	77	73	81	76	73
55	2	3	*Efficiency			6	78	72	68	78	72	68	76	71	67
65	2	1				7	74	68	63	73	67	63	72	67	63
75	0	0				8	69	63	59	69	63	59	68	62	59
85	0	0				9	65	59	55	65	59	55	64	59	55
90	0					10	61	56	52	61	55	52	60	55	51

LUMEN OUTPUT MULTIPLIER - CRI

CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT

CRI	FACTOR
5000 K	1.101
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH

FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAMF)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.

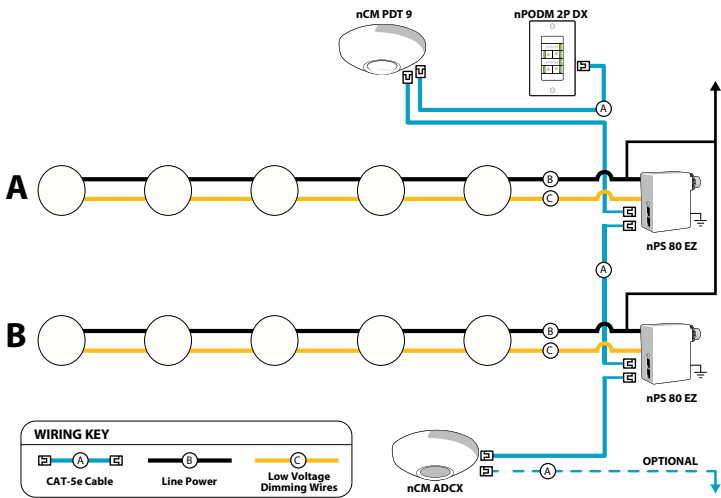
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



Push-Button WallPod
Traditional tactile buttons
and LED user feedback



Graphic WallPod
Full color touch screen
provides a sophisticated
look and feel



EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:			
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight® controls.			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

SLIM18

RAB

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:**Type:**SITE LIGHTING
TYPE C**Prepared By:****Date:****Driver Info**

Type:	Constant Current
120V:	0.18A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	21W
Efficiency:	85%

LED Info

Watts:	18W
Color Temp:	5100K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	2560
Efficacy:	121 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.

DLC Product Code: PSPVC3C7

ADA Compliant:

SLIM™ is ADA Compliant

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Construction**IP Rating:**

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

LED Characteristics**LED:**

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical**Driver:**

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

Other**Patents:**

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 100W Metal Halide

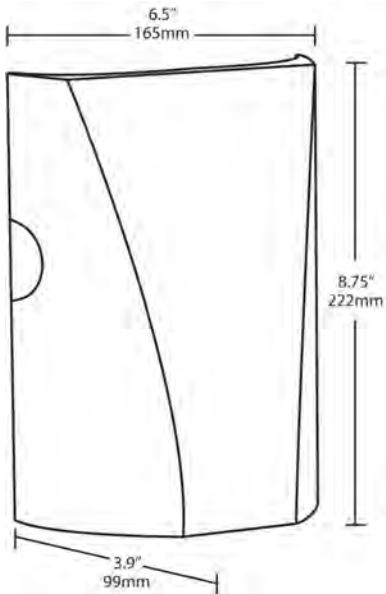
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical**BUG Rating:**

B1 U0 G0

Dimensions



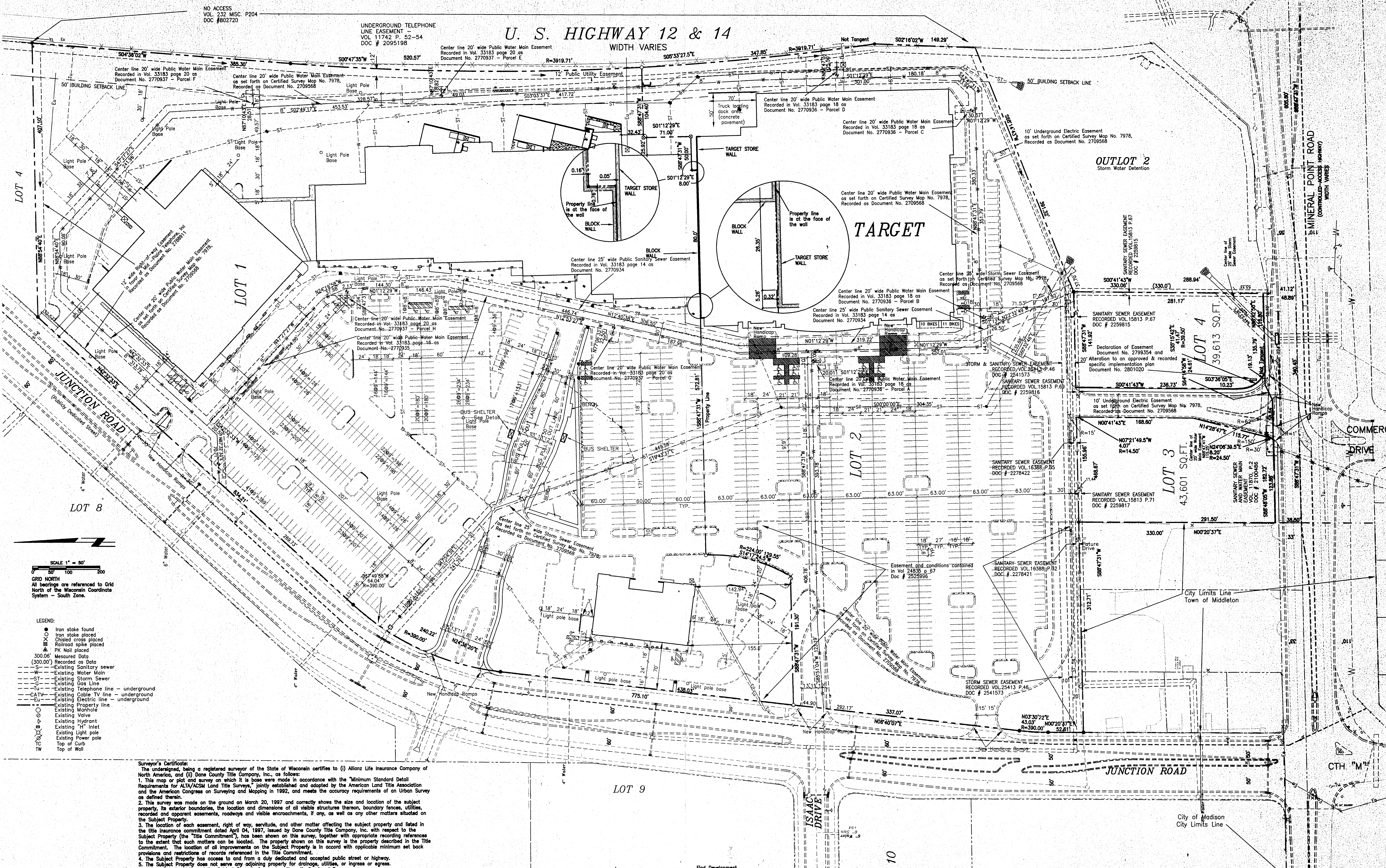
Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18				
	26 = 26W 18 = 18W 12 = 12W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /LC = Lightcloud Controller





Surveyor's Certificate:
The undersigned, being a registered surveyor of the State of Wisconsin certifies to (i) Allianz Life Insurance Company of North America, and (ii) Dane County Title Company, Inc., as follows:
1. This map or plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and meets the accuracy requirements of an Urban Survey as defined therein.
2. This survey was made on the ground on March 20, 1997 and correctly shows the size and location of the subject property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, utilities, recorded and apparent easements, roadways and visible encroachments, if any, as well as any other matters situated on the Subject Property.
3. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated April 04, 1997, issued by Dane County Title Company, Inc. with respect to the Subject Property (the "Title Commitment"), has been shown on this survey, together with appropriate recording references to the extent that such matters can be located. The property shown on this survey is the property described in the Title Commitment. The location of all improvements on the Subject Property is in accord with applicable minimum set back provisions and restrictions of records referenced in the Title Commitment.
4. The Subject Property has access to and from a duly dedicated and accepted public street or highway.
5. The Subject Property does not serve any adjoining property for drainage, utilities, or ingress or egress.
6. The record description of the Subject Property forms a mathematically closed figure.
7. The Subject Property has a total of parking spaces and handicapped spaces which is in accord with parking requirements of applicable zoning ordinances and restrictions of record referenced in the Title Commitment.
8. No portion of the subject property shown on this Survey lies within a 100 year flood plain or a special hazard area, as described on the Flood Insurance Rate Map for the Community in which the Subject Property is located. This Survey correctly indicates the Zone Designation of any area shown as being within a Special Hazard area.

The survey attached is identified as follows:
Dated: April 8, 1997

Description:
Lot 1, of Certified Survey Map No. 7978 recorded in the Dane County Register of Deeds Office in Volume 42 of Certified Survey Maps, pages 195,199,200,201,202, and 203, as Document No. 2706588, in the City of Madison, Dane County, Wisconsin, and corrected by Affidavit recorded on October 19, 1995, in Volume 31117 of Records, page 44, as Document No. 2712543.

Madison, Wisconsin

Francis R. Thousand
Land Surveyor S-1363



Flood Development
& Investment Corp.
Oakridge Commons
7842 Mineral Point Road
Madison, Wisconsin 53717

NO.	DATE	REVISION	BY
1	4/18/97	Updated survey	FRT
2	4/15/97	Updated survey	FRT
3	4/9/97	Updated survey	FRT
4	7/29/98	Comments from review of survey	FRT

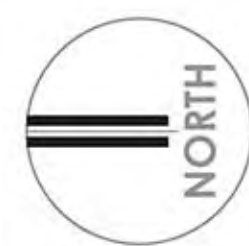


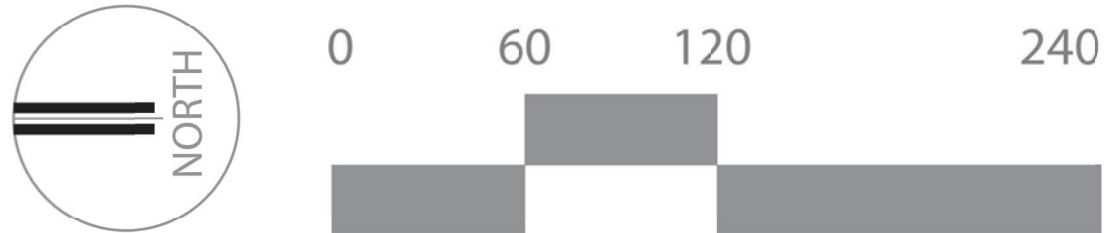
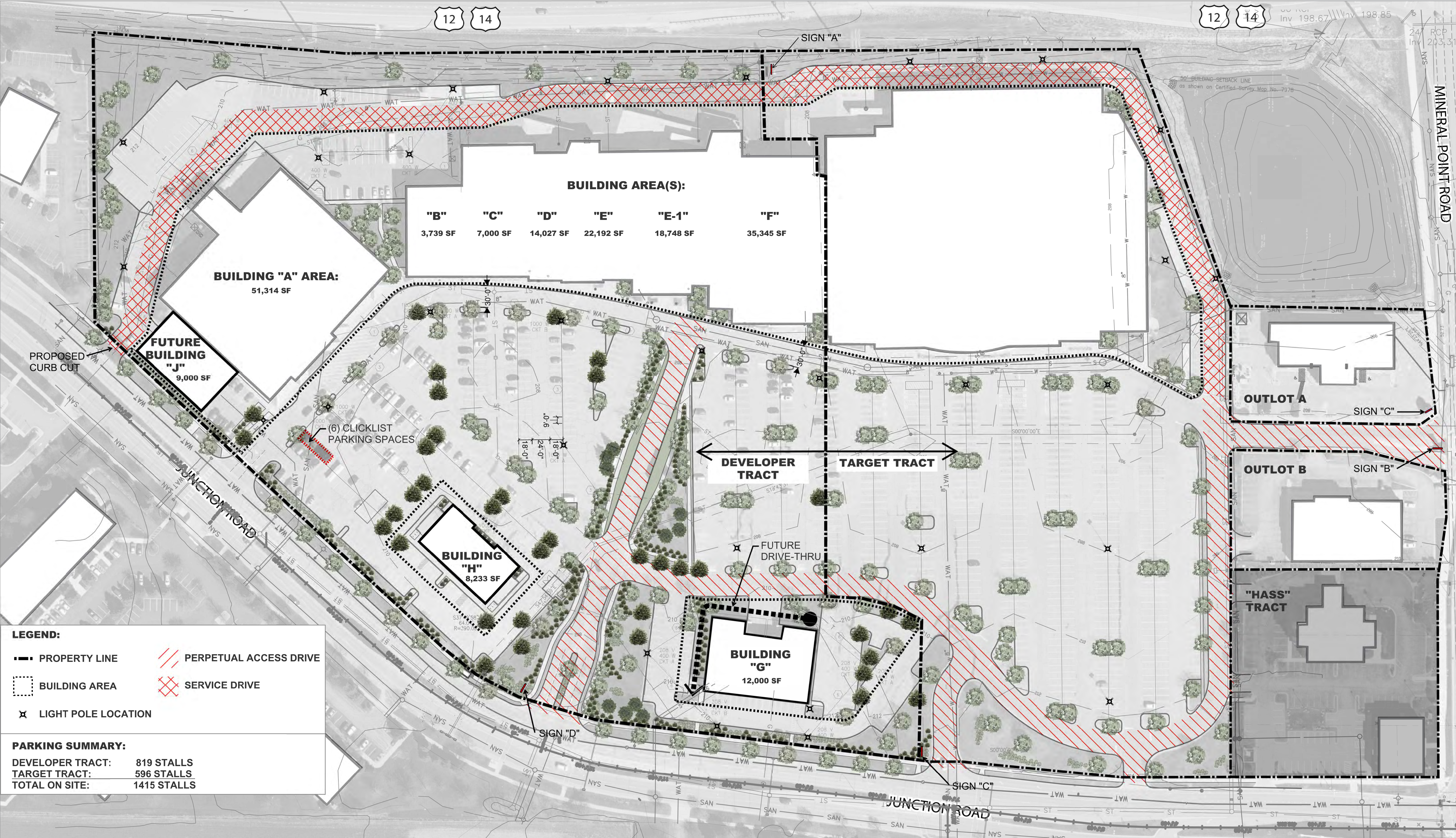
ARNOLD AND O'SHERIDAN INC.
CONSULTING ENGINEERS

LOT 1, CERTIFIED SURVEY MAP NO. 7978,
CITY OF MADISON,
DANE COUNTY, WISCONSIN
DATE 7/22/98 JOB NO. 95337-C





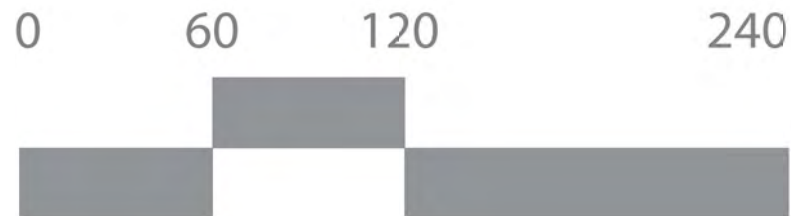


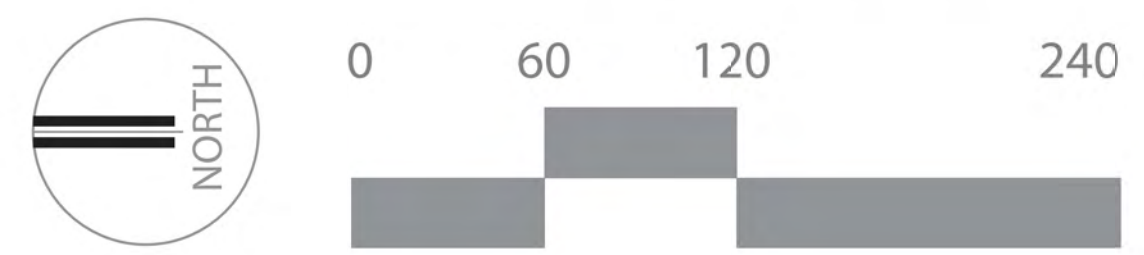




- EXISTING PEDESTRIAN CONNECTION
- PROPOSED PEDESTRIAN CONNECTION

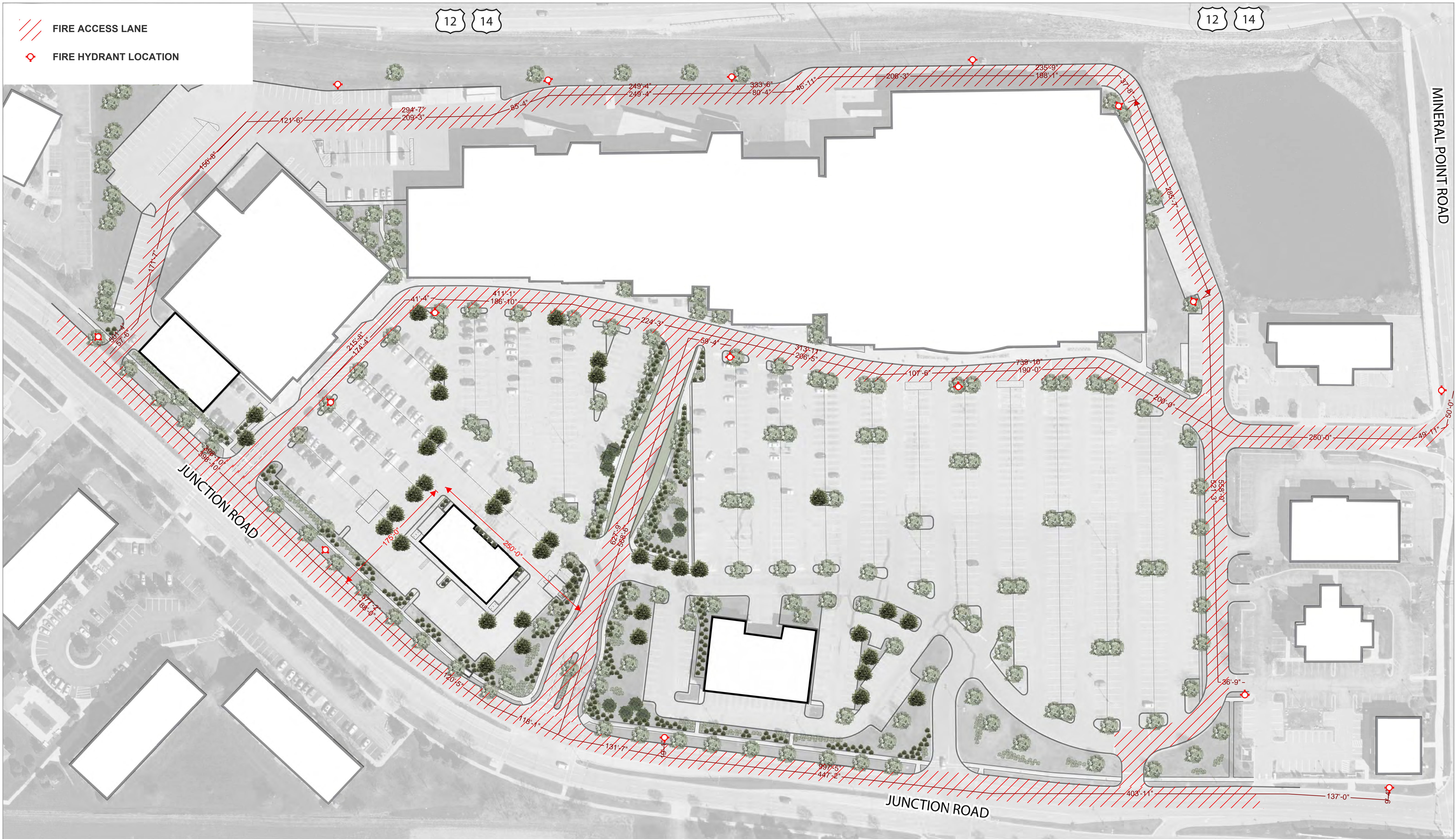


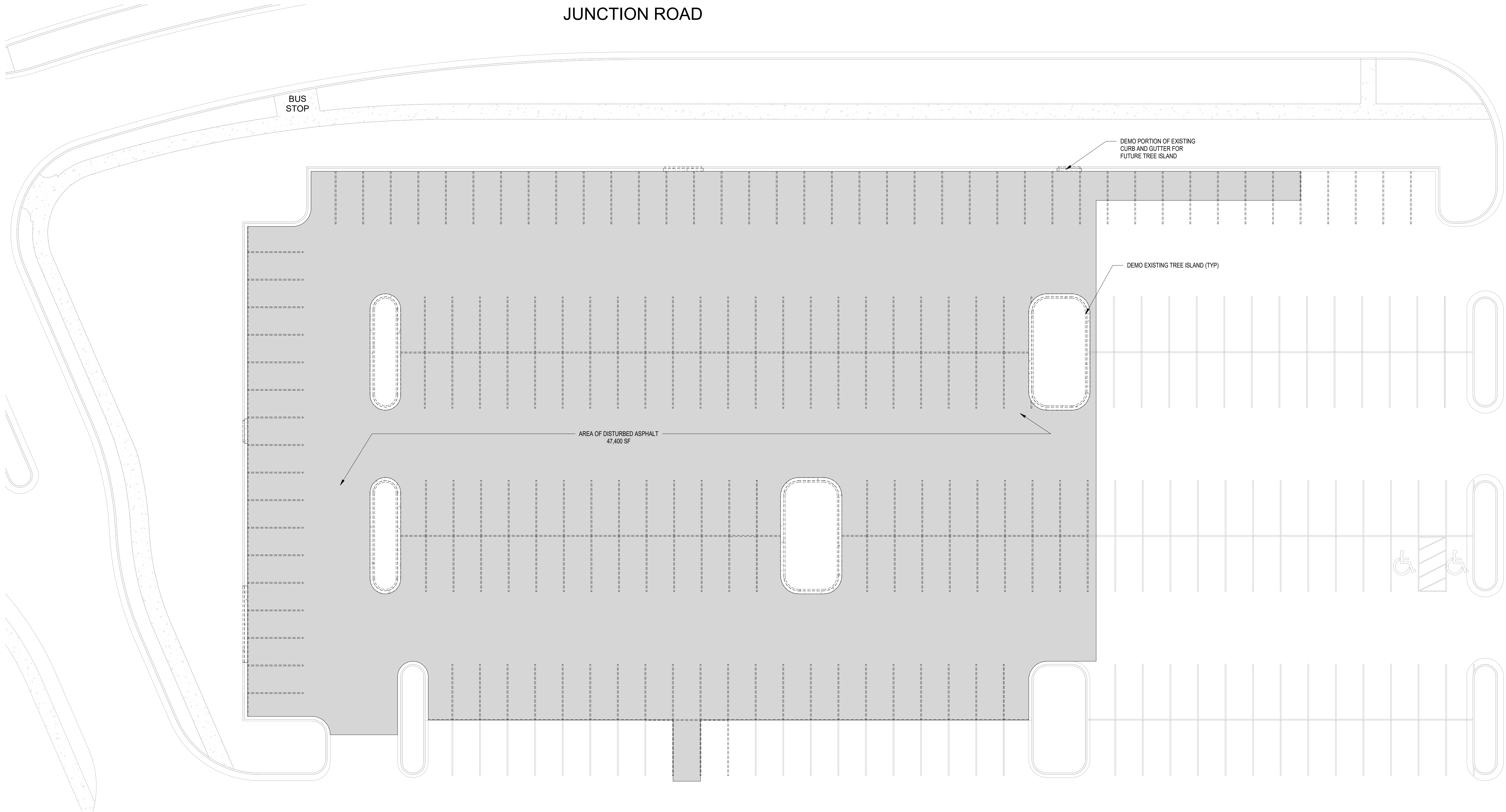
- EXISTING PEDESTRIAN CONNECTION
- PROPOSED PEDESTRIAN CONNECTION





-  FIRE ACCESS LANE
-  FIRE HYDRANT LOCATION



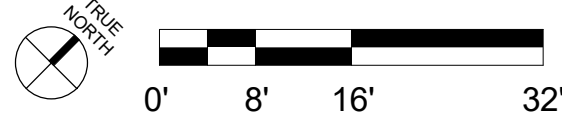


PRAIRIE TOWNE CENTER -
NORTH OUT LOT

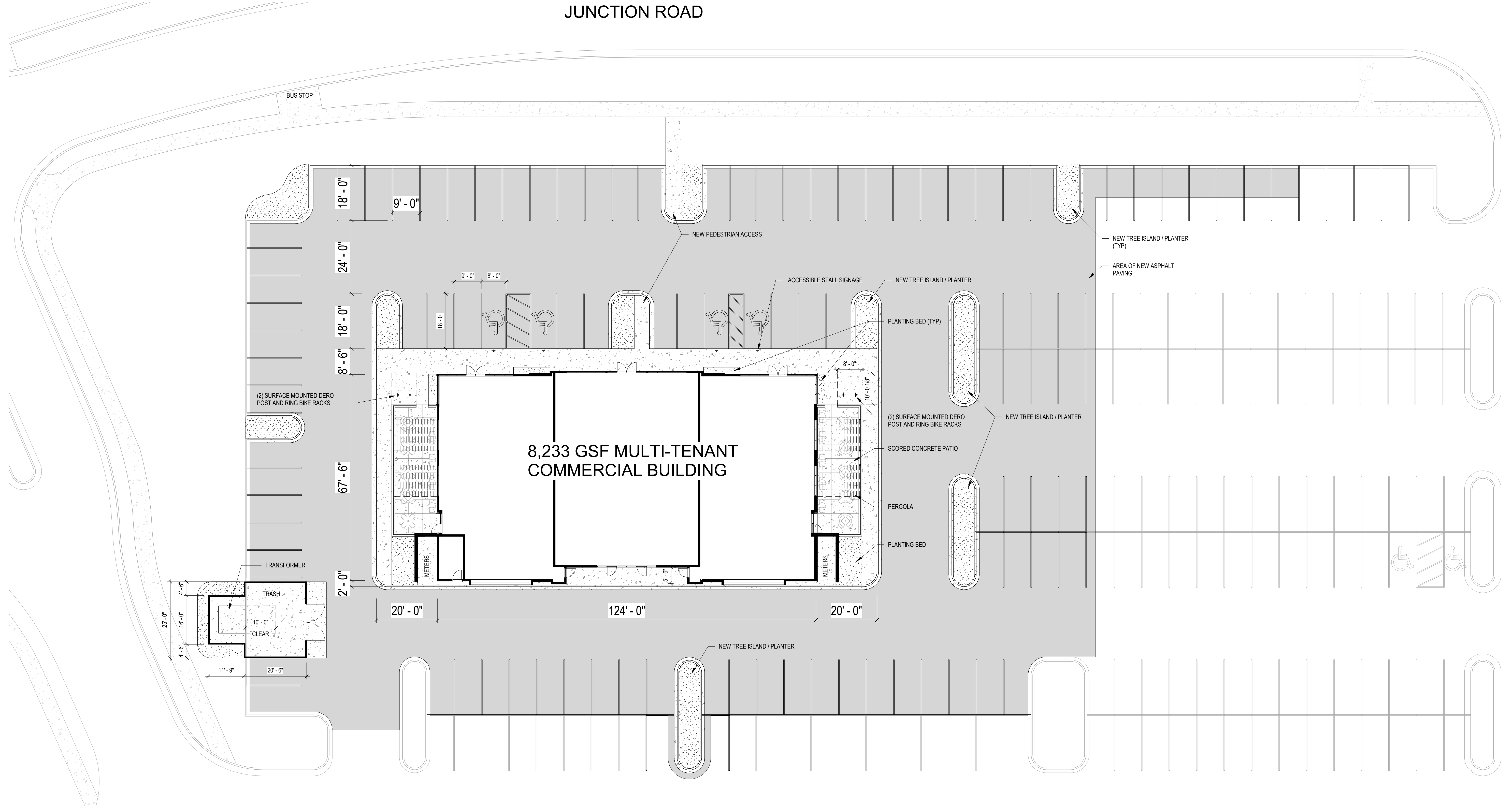
241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 12
05/30/2018

DEMO SITE PLAN
278 PARKING STALLS AS SHOWN



JUNCTION ROAD

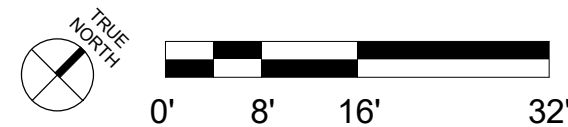


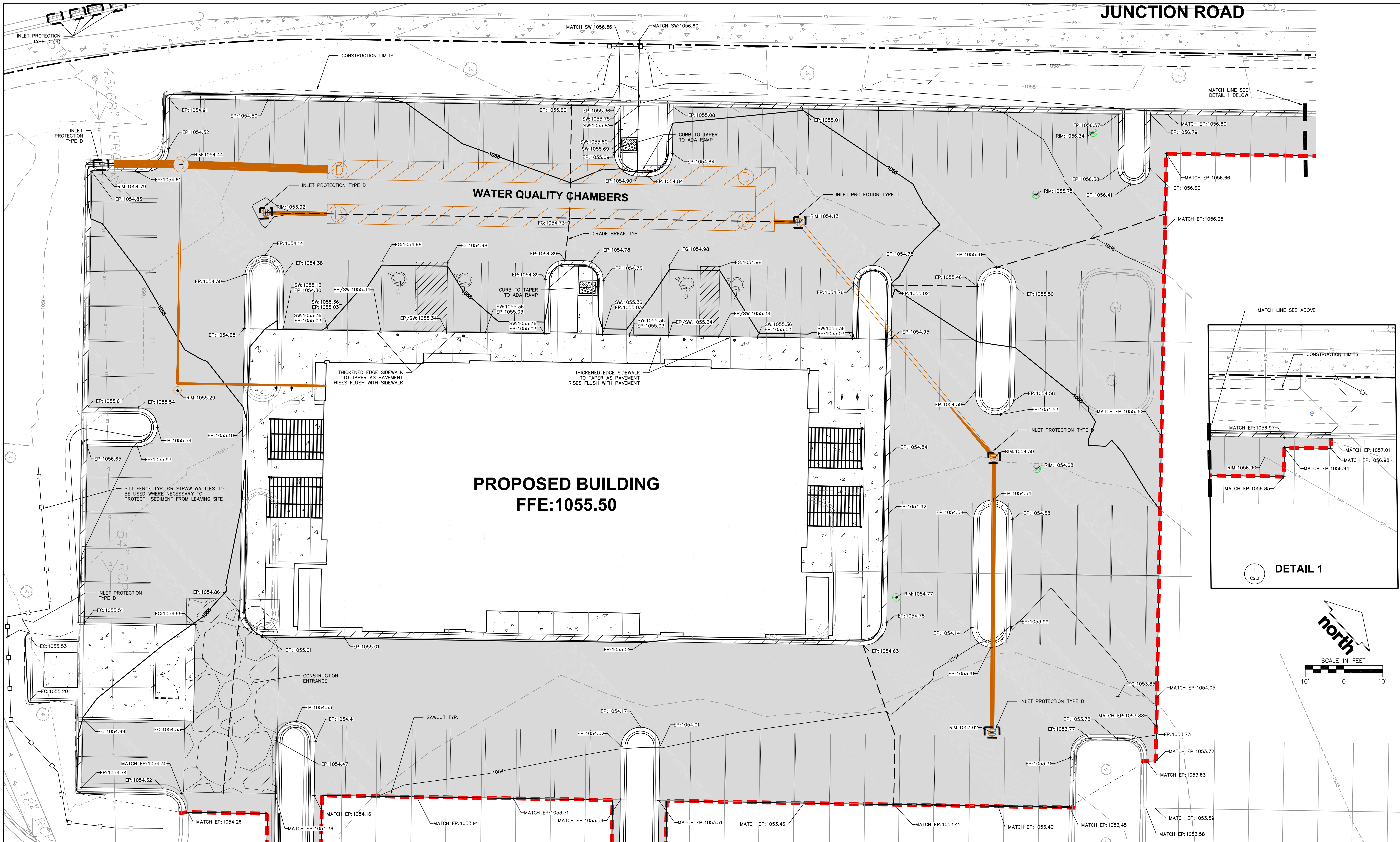
PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 13
05/30/2018

SITE PLAN
208 PARKING STALLS AS SHOWN





CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL EROSION CONTROL PRACTICES (NECP) AND THE NATIONAL EROSION CONTROL STANDARDS (NECS) WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/techdata.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCE LOCATION REPRESENTED ON SHEET C2.0 INDICATES DISTURBANCE LIMITS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SOODING
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WNR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WNR TECHNICAL STANDARD 1068.

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WNR WRAPP PERMIT APPLICATION STANDARDS.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SOODED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOO/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL WATER ALL NEWLY SOODED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SOODING AND/OR SEEDING AND MULCHING.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

LEGEND (GRADING AND EROSION CONTROL PLAN)

- PROPERTY LINE
- BUILDING LINE
- SAWCUT
- CONSTRUCTION LIMITS
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- STORM SEWER
- GRADE BREAK
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- EC - EDGE OF CONCRETE
- BC - BACK OF CURB
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- RIM - RIM ELEVATION
- SILT FENCE OR STRAW WATTLE
- INLET PROTECTION, TYPE D

ISSUE DATES:		
Issue	Description	Date
1	UDC INITIAL/REVISION	05/29/2018

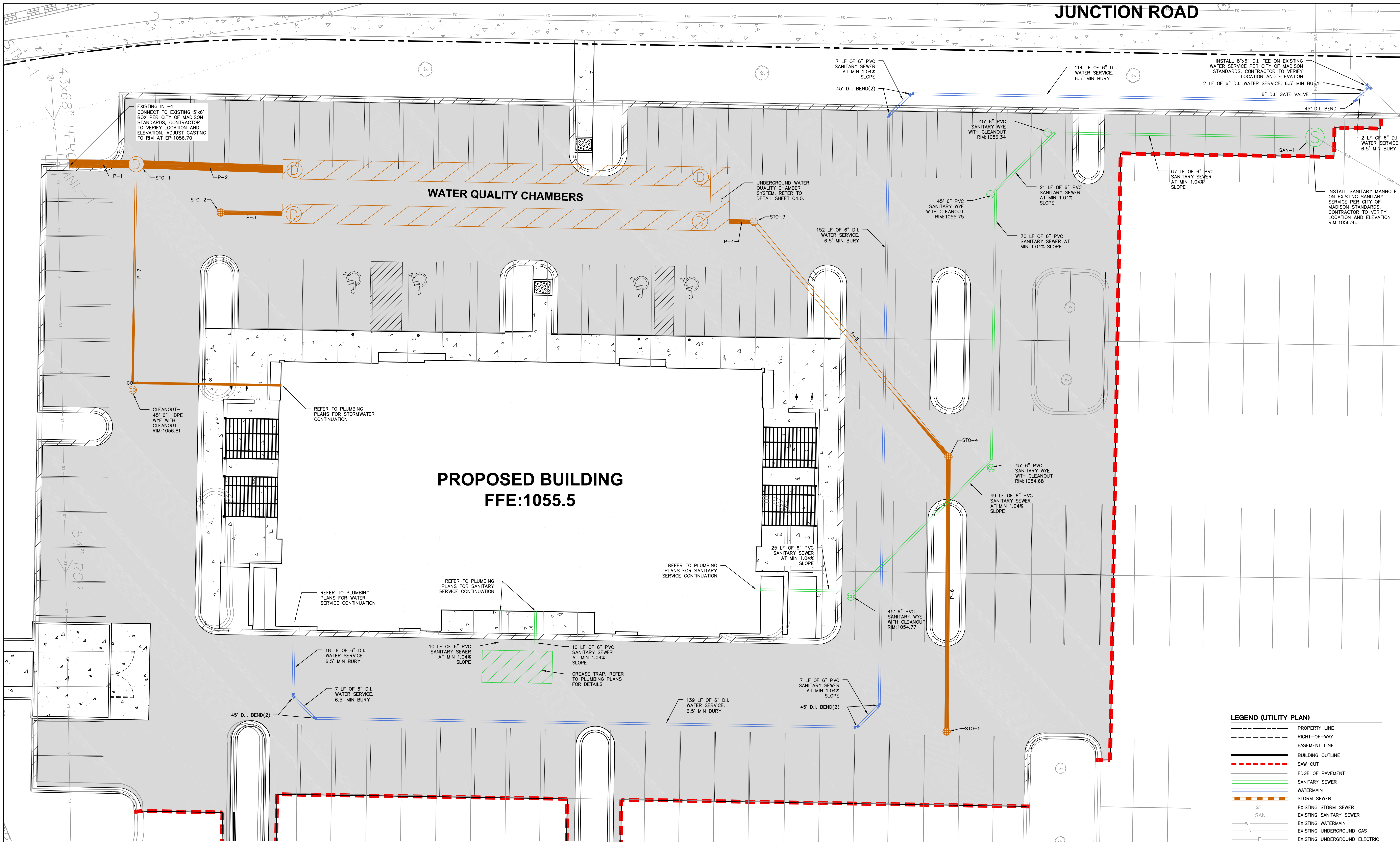
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Sheet Title
GRADING AND EROSION CONTROL PLAN

Project Number: Project Number
Sheet Number

C2.0



UTILITY NOTES:

- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WOSPS, AND WDMR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

- CONTRACTOR SHALL CONTACT THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
- CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITY OF MADISON WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
- ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
- ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
- ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENVELOPING THE TOP AND SIDES OF WATER MAIN.

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH ALL OF THE WDMR WRAPP PERMIT APPLICATION STANDARDS.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LEGEND (UTILITY PLAN)

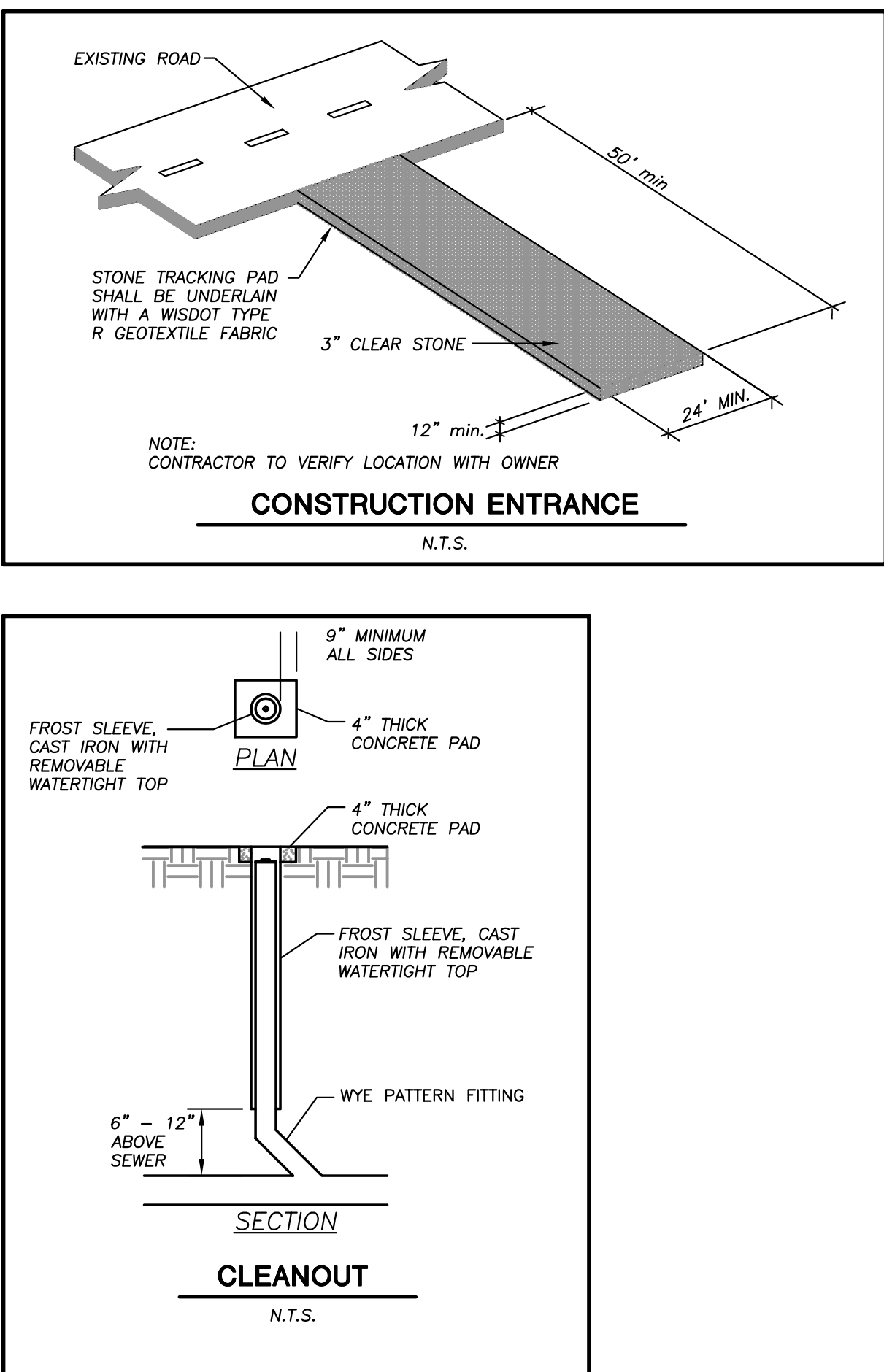
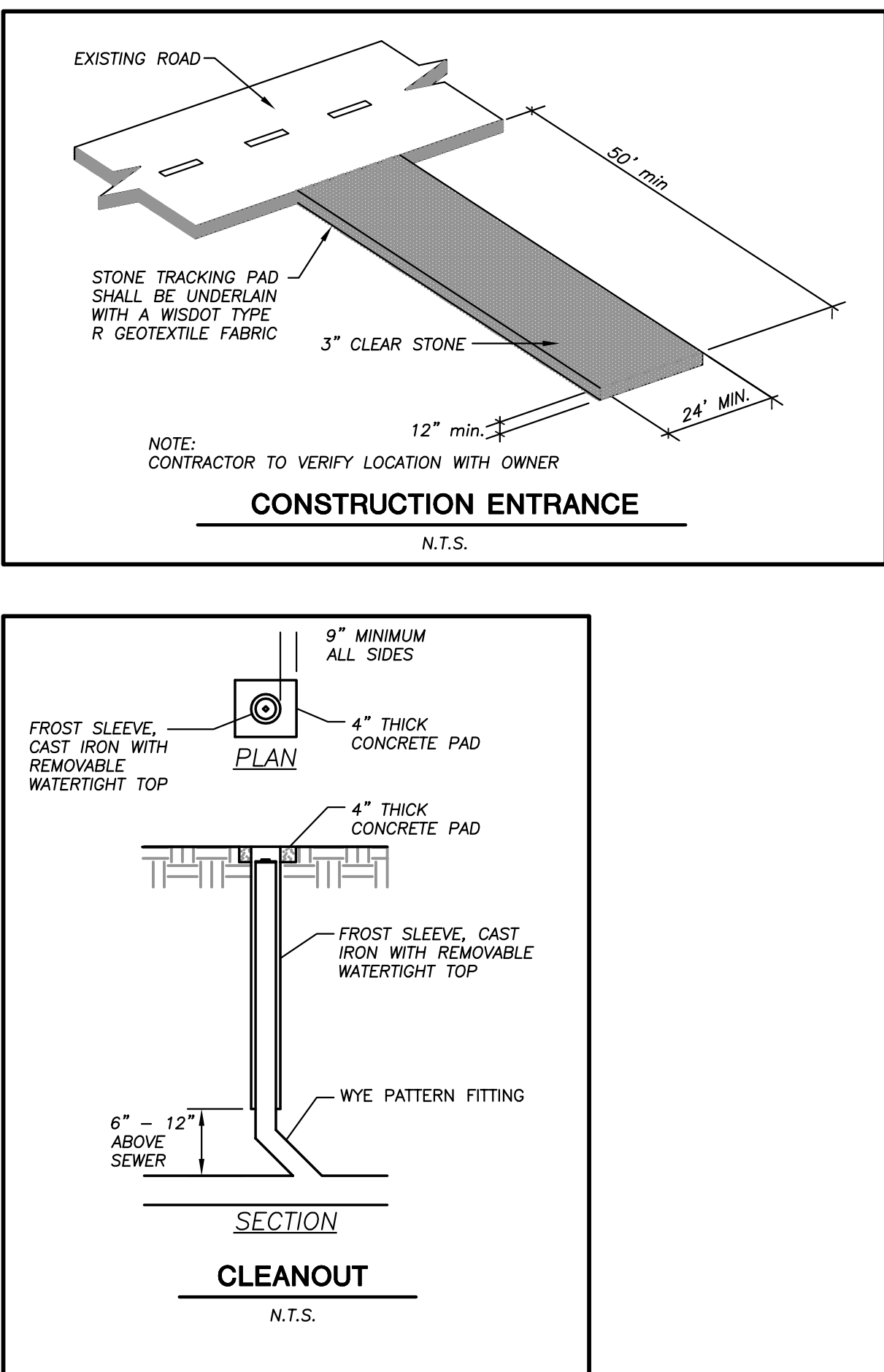
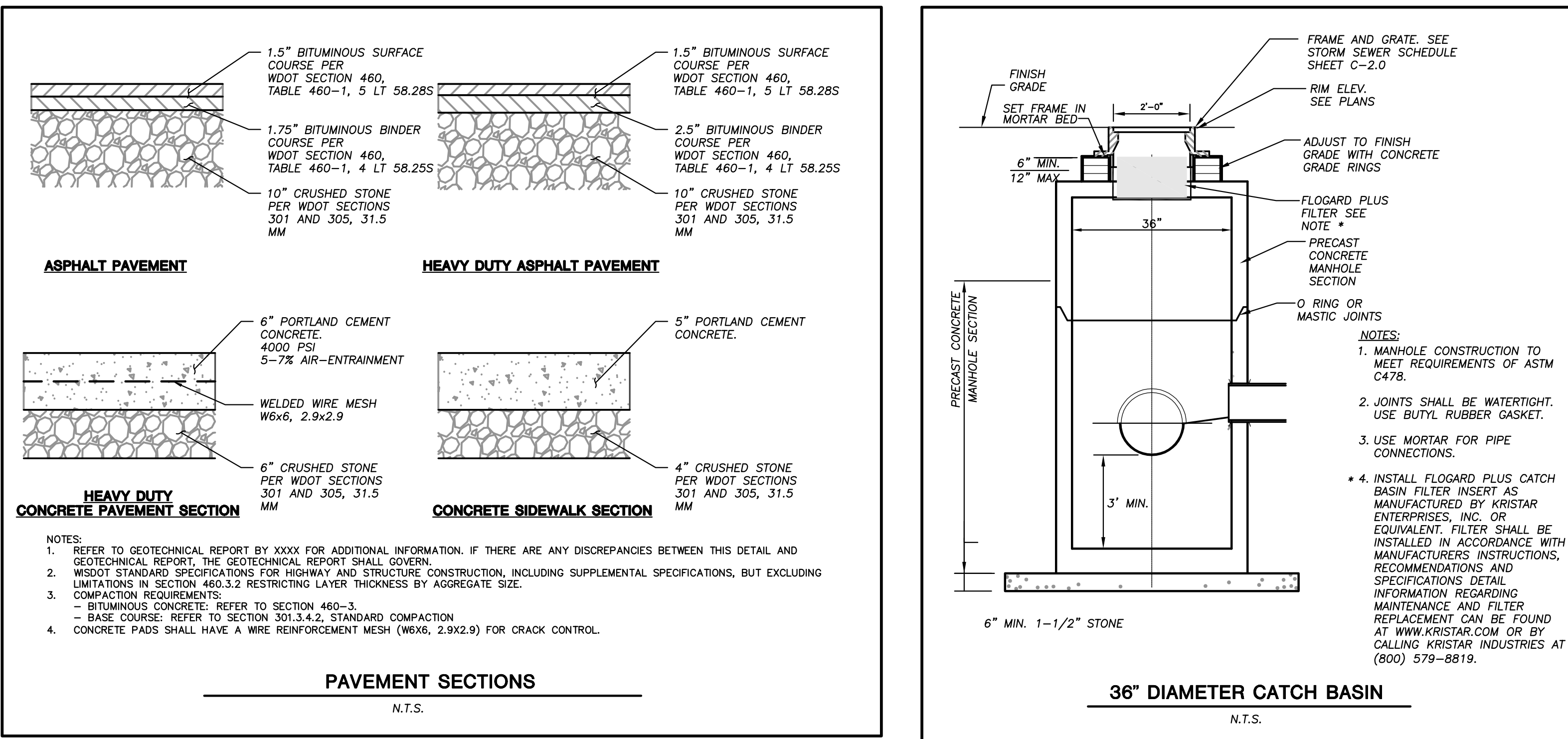
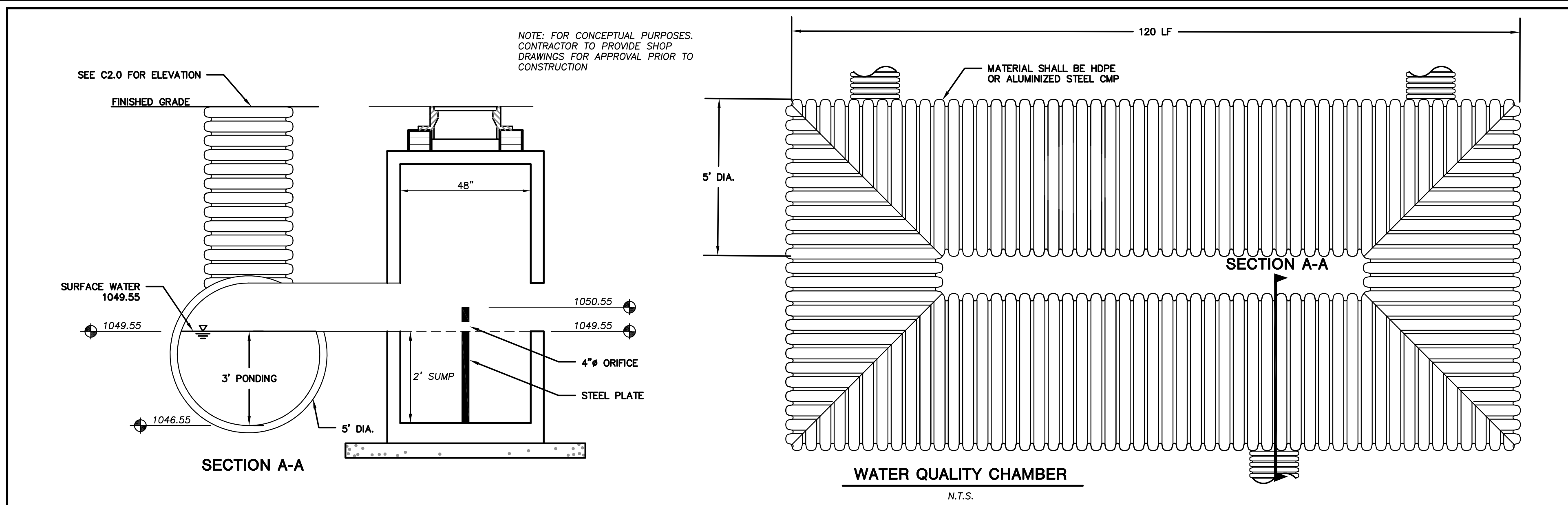
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- SAW CUT
- EDGE OF PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC

PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
CO-1	1050.30	NW INV: 1049.73 (6") NE INV: 1049.73 (6")	-	-	-
STO-1	1054.44	SW INV: 1049.07 (24") NE INV: 1049.17 (24") SE INV: 1049.17 (6")	7.4	48 IN MH (FLAT)	R-1550 SOLID LID
STO-2	1053.92	NE INV: 1049.87 (12")	6.1	48 IN MH (FLAT)	R-2050 TYPE D
STO-3	1054.13	SW INV: 1049.61 (12") E INV: 1049.71 (12")	6.5	48 IN MH (FLAT)	R-1550 TYPE D
STO-4	1054.30	W INV: 1050.10 (12") SE INV: 1050.20 (12")	6.2	48 IN MH (FLAT)	R-2050 TYPE D
STO-5	1053.02	NW INV: 1050.55 (12")	4.5	48 IN MH (FLAT)	R-2050 TYPE D

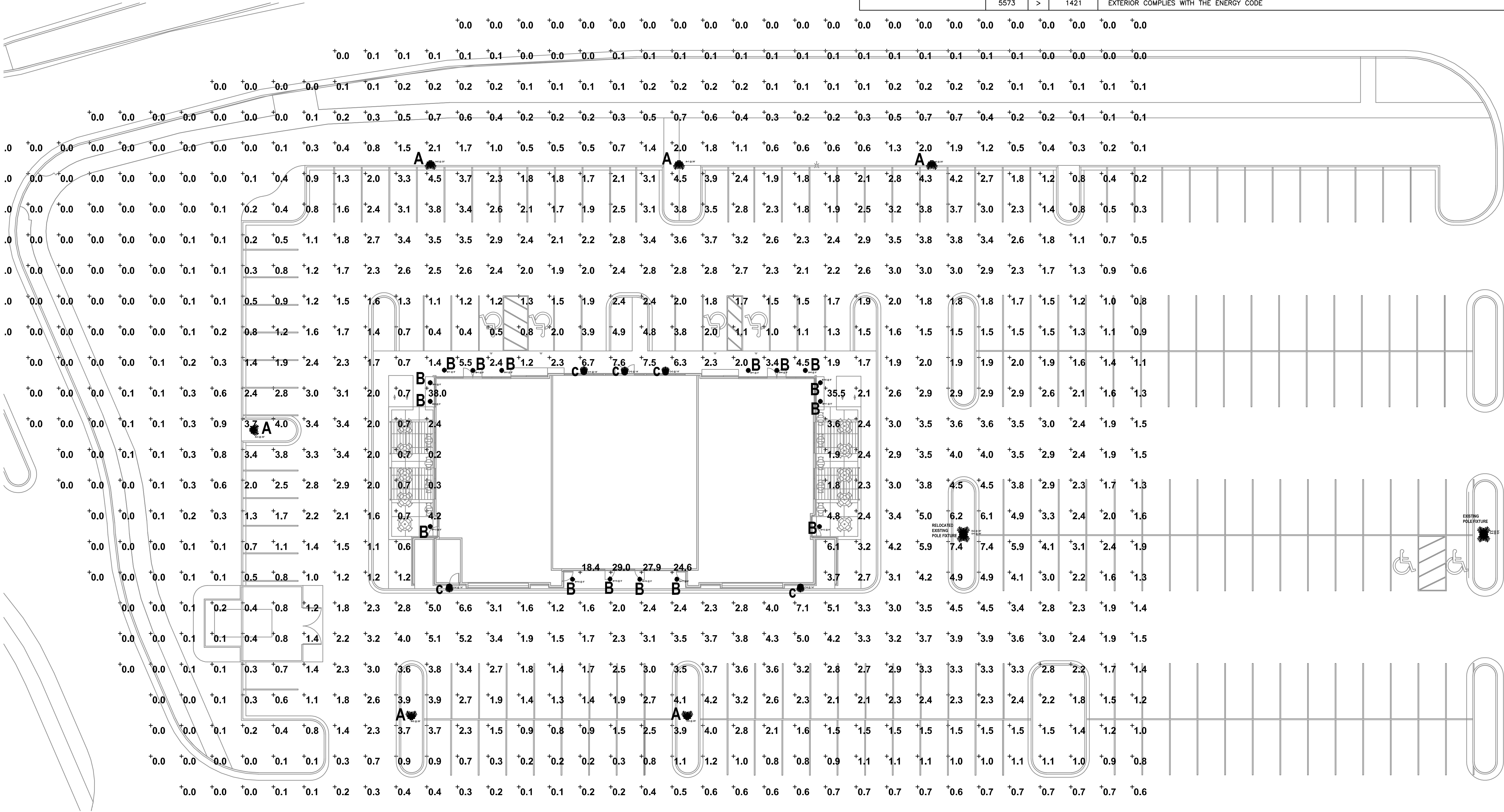
PROPOSED PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	STO-1	EXISTING INL-1	17'	1049.07	1048.90	1.00%	24 IN HDPE
P-2	WATER QUALITY CHAMBER	STO-1	38'	1049.55	1049.17	1.00%	24 IN HDPE
P-3	STO-2	WATER QUALITY CHAMBER	16'	1049.87	1049.55	2.00%	12 IN HDPE
P-4	STO-3	WATER QUALITY CHAMBER	6'	1049.61	1049.55	1.00%	12 IN HDPE
P-5	STO-4	STO-3	79'	1050.10	1049.71	0.50%	12 IN HDPE
P-6	STO-5	STO-4	71'	1050.55	1050.20	0.50%	12 IN HDPE
P-7	CO-1	STO-1	56'	1049.73	1049.17	1.00%	6 IN HDPE
P-8	BUILDING	CO-1	38'	1050.50	1049.73	2.00%	6 IN HDPE



LIGHT FIXTURE SCHEDULE								
ID	Description	Size	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
A	LED FULL CUTOFF POST MOUNTED AREA LIGHT	15"x40"	LITHONIA	DX2 LED P3 40K TFTM MVOLT RPA HS DBLXD	120	LED, 4000K, 13,449L, 125W, 70CRI	20' ROUND POLE	BLACK FINISH, HOUSESIDE SHIELD
B	RECESSED 4"ø LED CAN	4"ø	GOTHAM	EVO 40/15 4AR MD LSS MVOLT	120	LED, 4000K, 1500L, 17.3W, CRI 80	RECESSED	
C	SURFACE WALL MOUNT FULL CUTOFF LED	6.5"x8.75" x3.9"	RAB	SLIM 18N	120	LED, 4000K, 2560L, 18W, 71 CRI	WALL	CUSTOM COLOR - BLACK

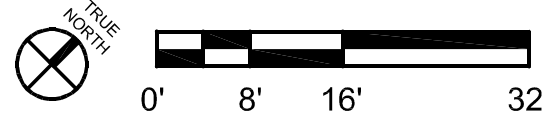
EXTERIOR LIGHTING POWER CALCULATION												
BUILDING TYPE: RETAIL ZONE: 3												
Description	Code		Area (sf)	Allowable (W)	Light Fixtures							
					ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures	Watts /Fixture	Total Watts
PARKING LOT & DRIVES	0.1000	W/SF	38,632	3863	A	5	125	625	—	0	0	0
MAIN ENTRY	30	W/LF	18	540	B	16	17	272	—	0	0	0
OTHER DOORS	20	W/LF	21	420	C	5	18	90	—	0	0	0
BASE ALLOWANCE	750	W		750	EXISTING	2	217	434				
TOTALS	LIGHTING ALLOWANCE			5573	DESIGN TOTAL			1421				
	5573	>	1421	EXTERIOR COMPLIES WITH THE ENERGY CODE								



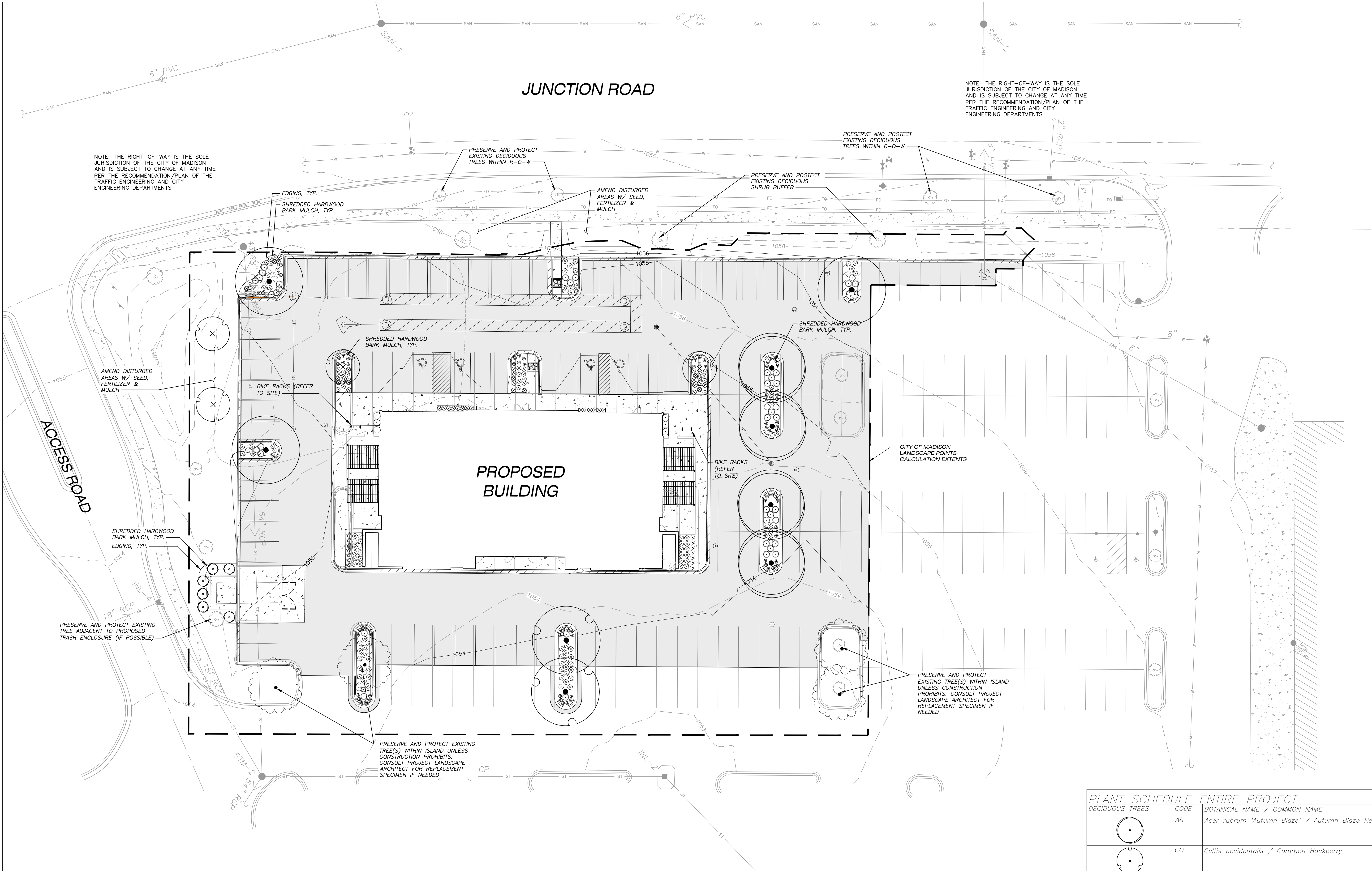
PRAIRIE TOWNE CENTER - NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 17
05/30/2018



SITE PLAN - PHOTOMETRICS



LEGEND (LANDSCAPE PLAN)

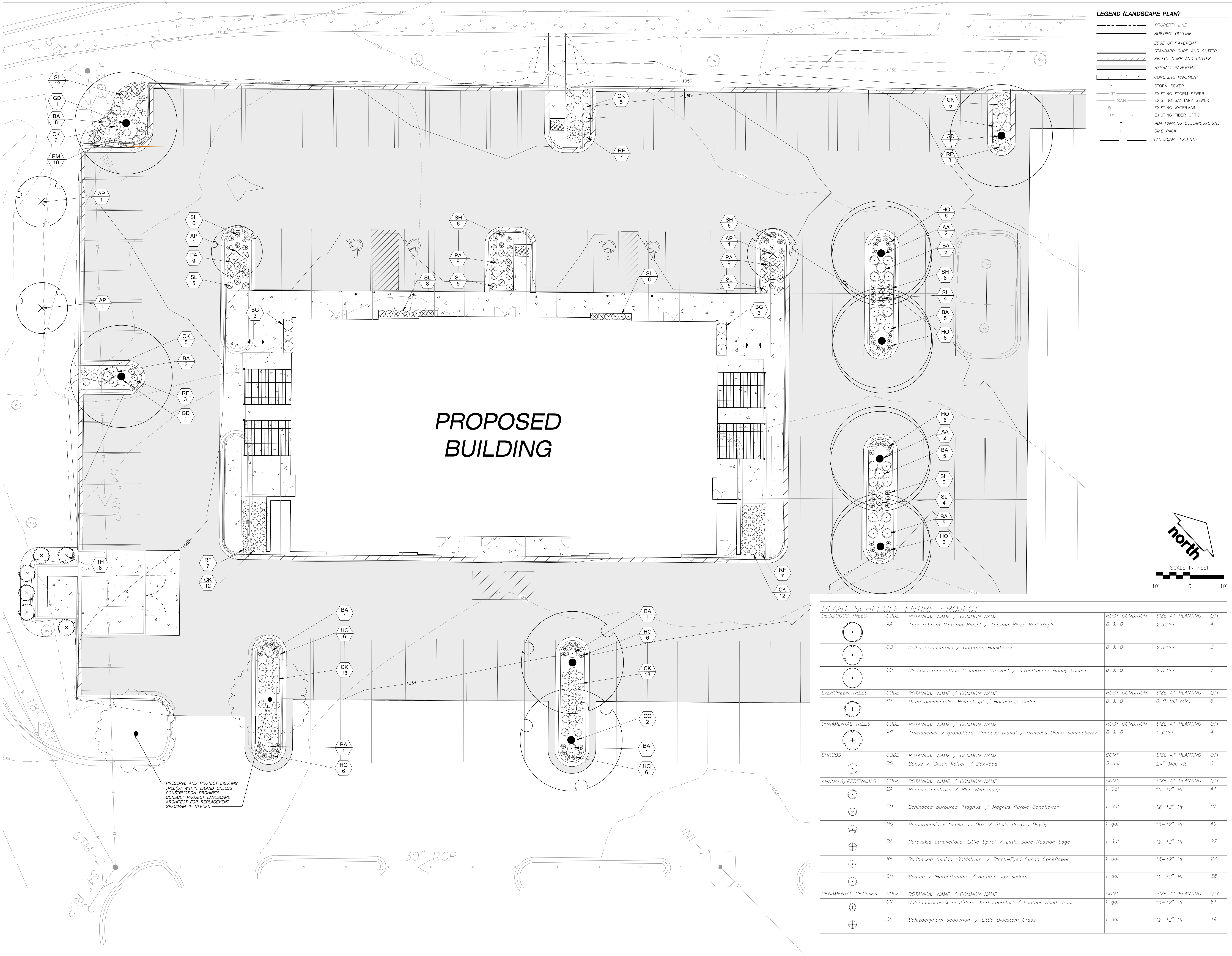
---	PROPERTY LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	STORM SEWER
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING FIBER OPTIC
---	ADA PARKING BOLLARDS/SIGNS
---	BIKE RACK
---	LANDSCAPE EXTENTS

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE ENTIRE PROJECT

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AA	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	2.5" Cal	4
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal	2
	GD	Gleditsia triacanthos f. inermis 'Draves' / Streetkeeper Honey Locust	B & B	2.5" Cal	3
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	6 ft tall min.	6
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AP	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B & B	1.5" Cal	4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	BG	Buxus x 'Green Velvet' / Boxwood	3 gal	24" Min. Ht.	6
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	BA	Baptisia australis / Blue Wild Indigo	1 Gal	18-12" Ht.	41
	EM	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 Gal	18-12" Ht.	18
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	18-12" Ht.	49
	PA	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 Gal	18-12" Ht.	27
	RF	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Coneflower	1 gal	18-12" Ht.	27
	SH	Sedum x 'Herbstfreude' / Autumn Joy Sedum	1 gal	18-12" Ht.	38
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	18-12" Ht.	81
	SL	Schizachyrium scoparium / Little Bluestem Grass	1 gal	18-12" Ht.	49



PRAIRIE TOWNE CENTER - NORTH OUTLOT

241 JUNCTION ROAD, MADISON, WI

UBS GLOBAL RE
2515 McKinney Avenue
Dallas, TX 75201

ISSUE DATES:		
Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

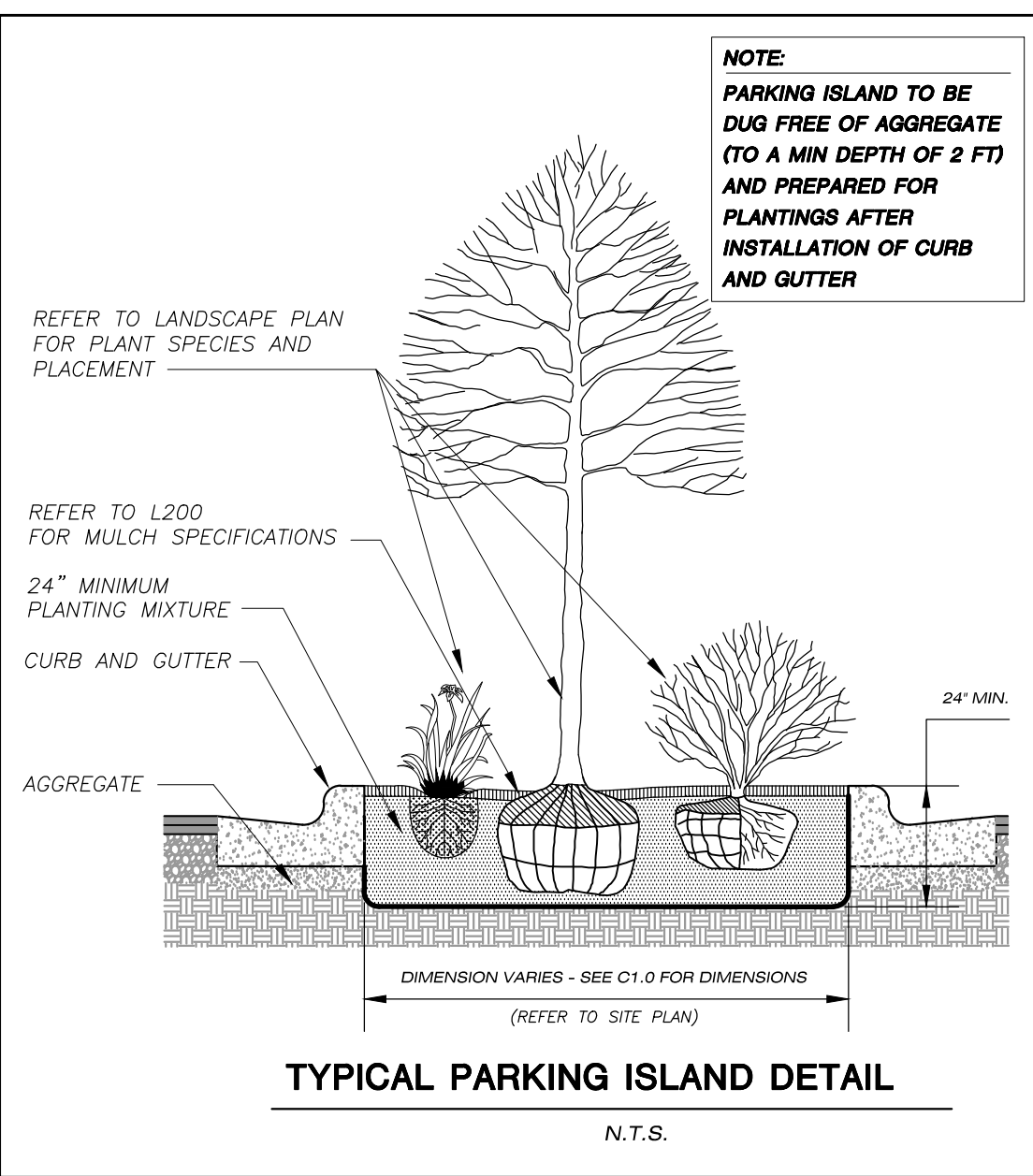
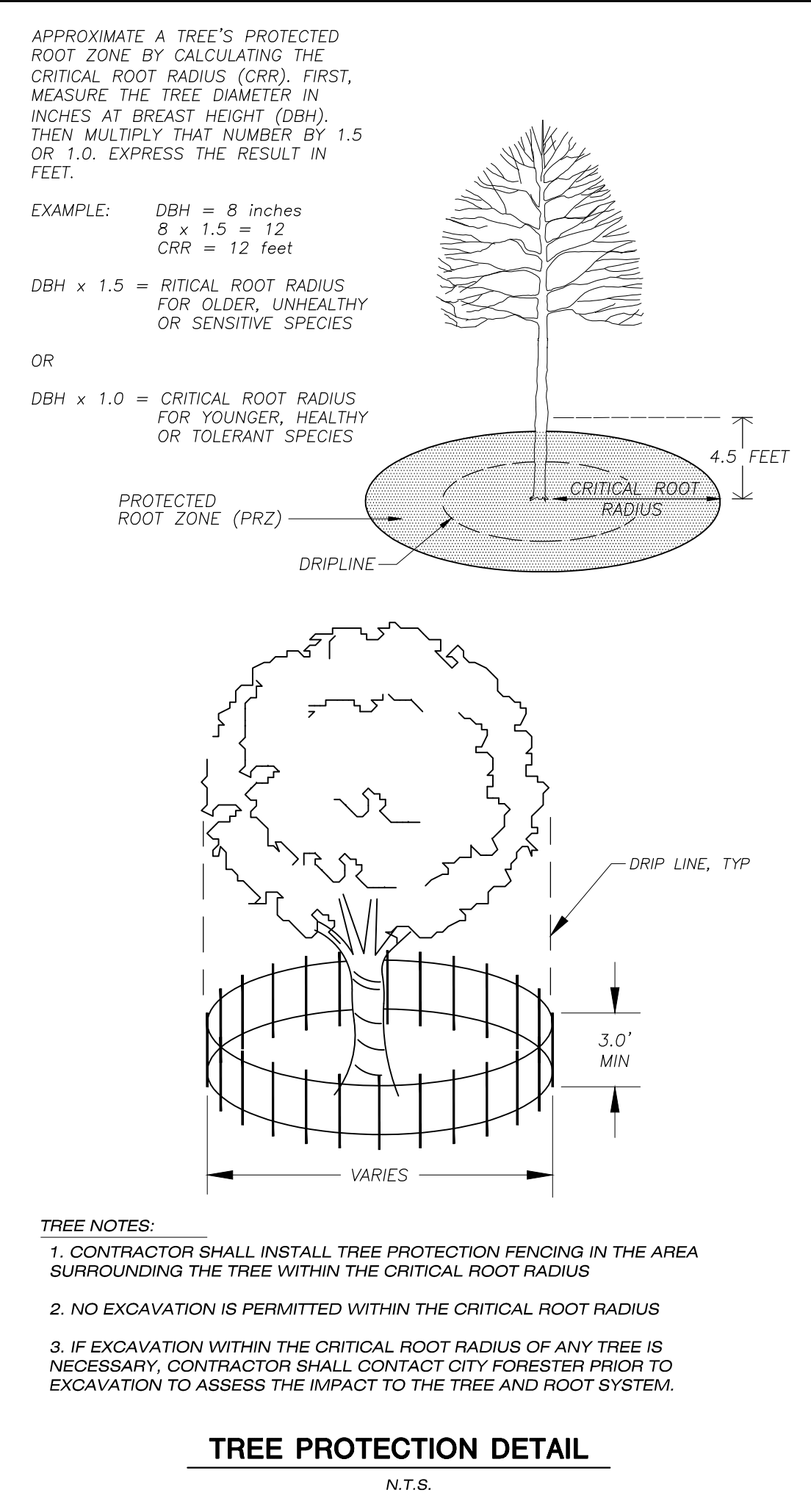
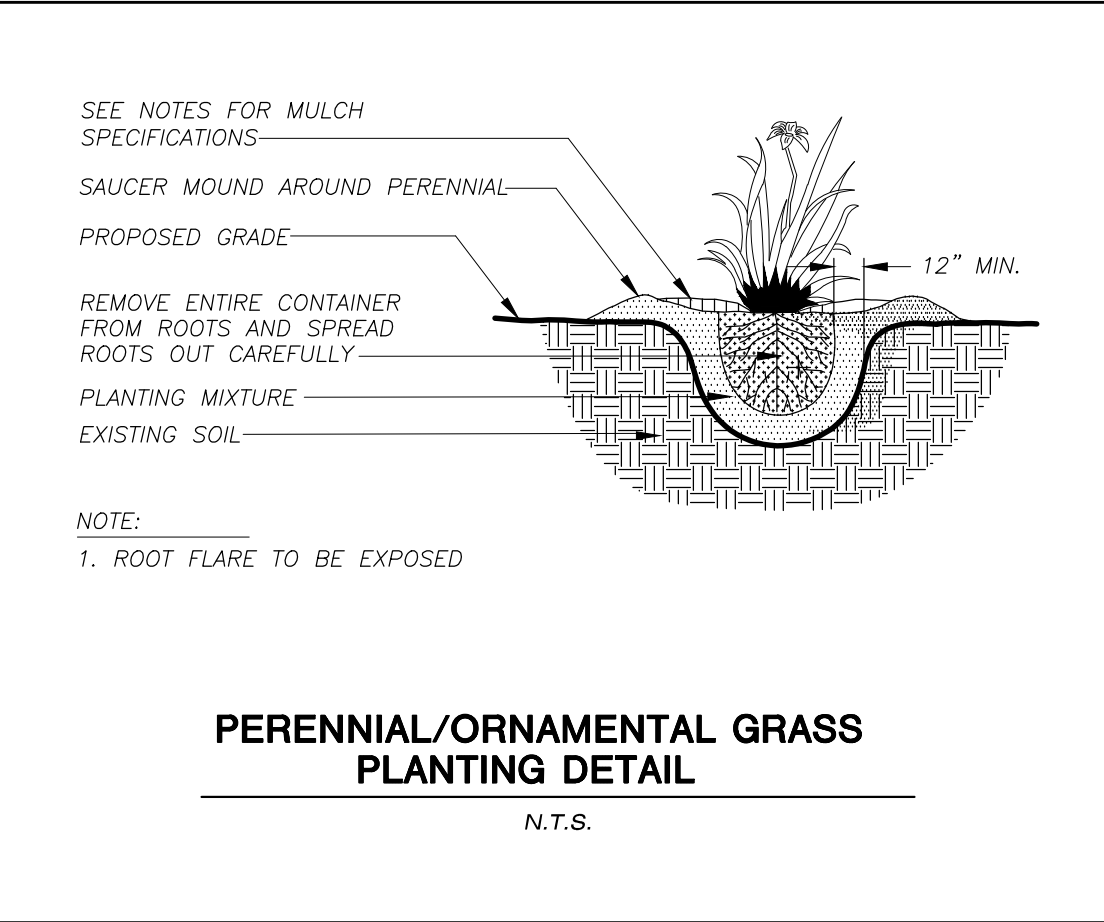
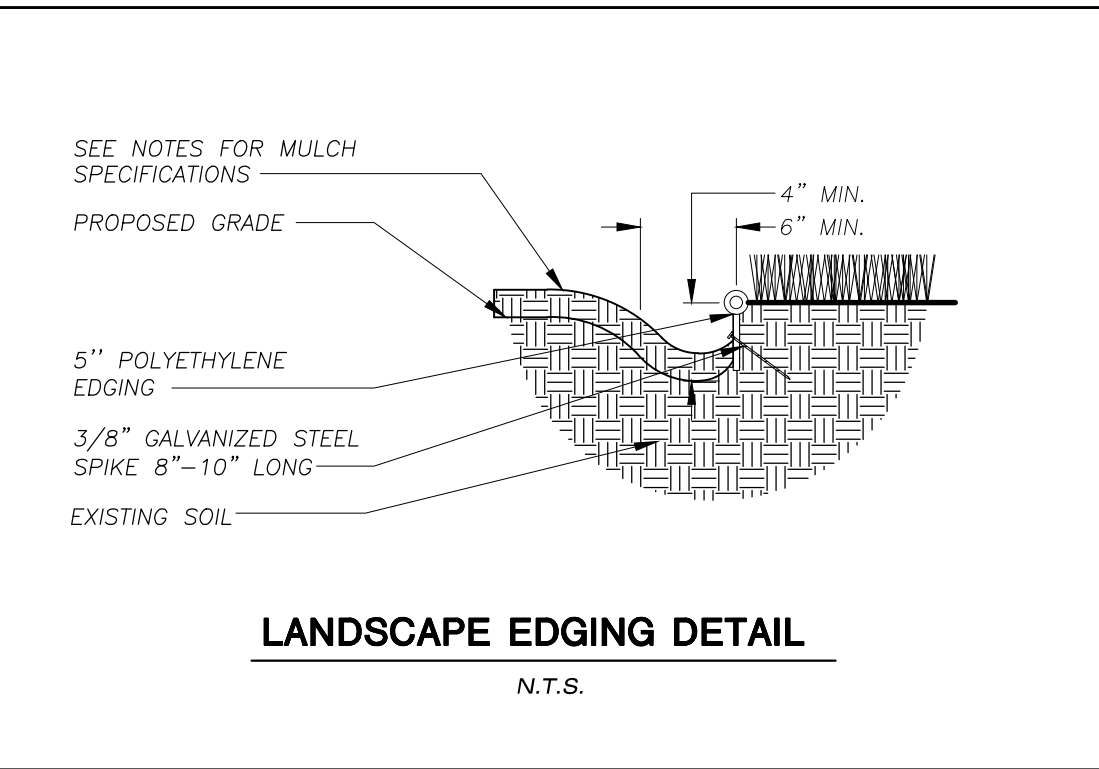
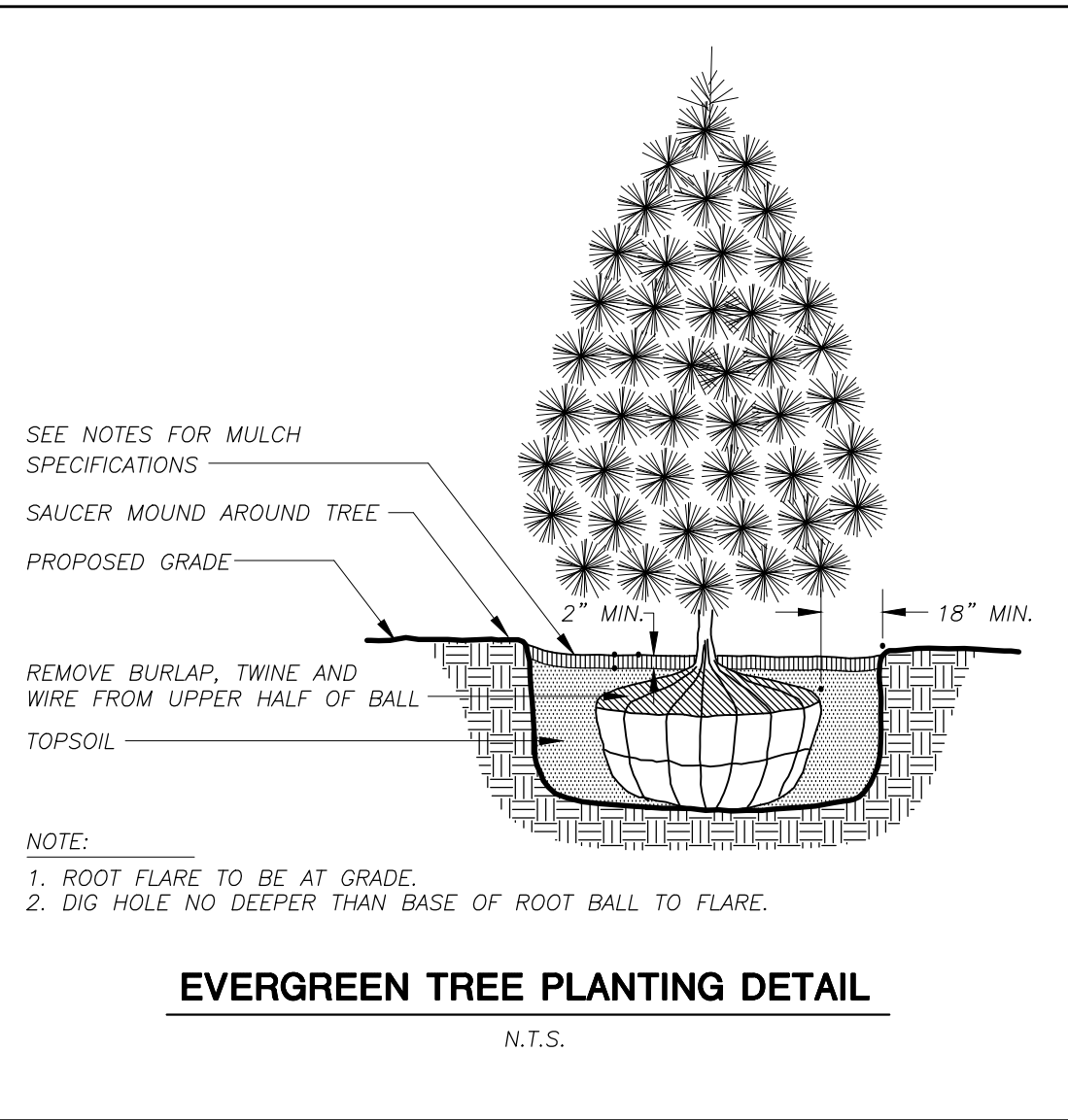
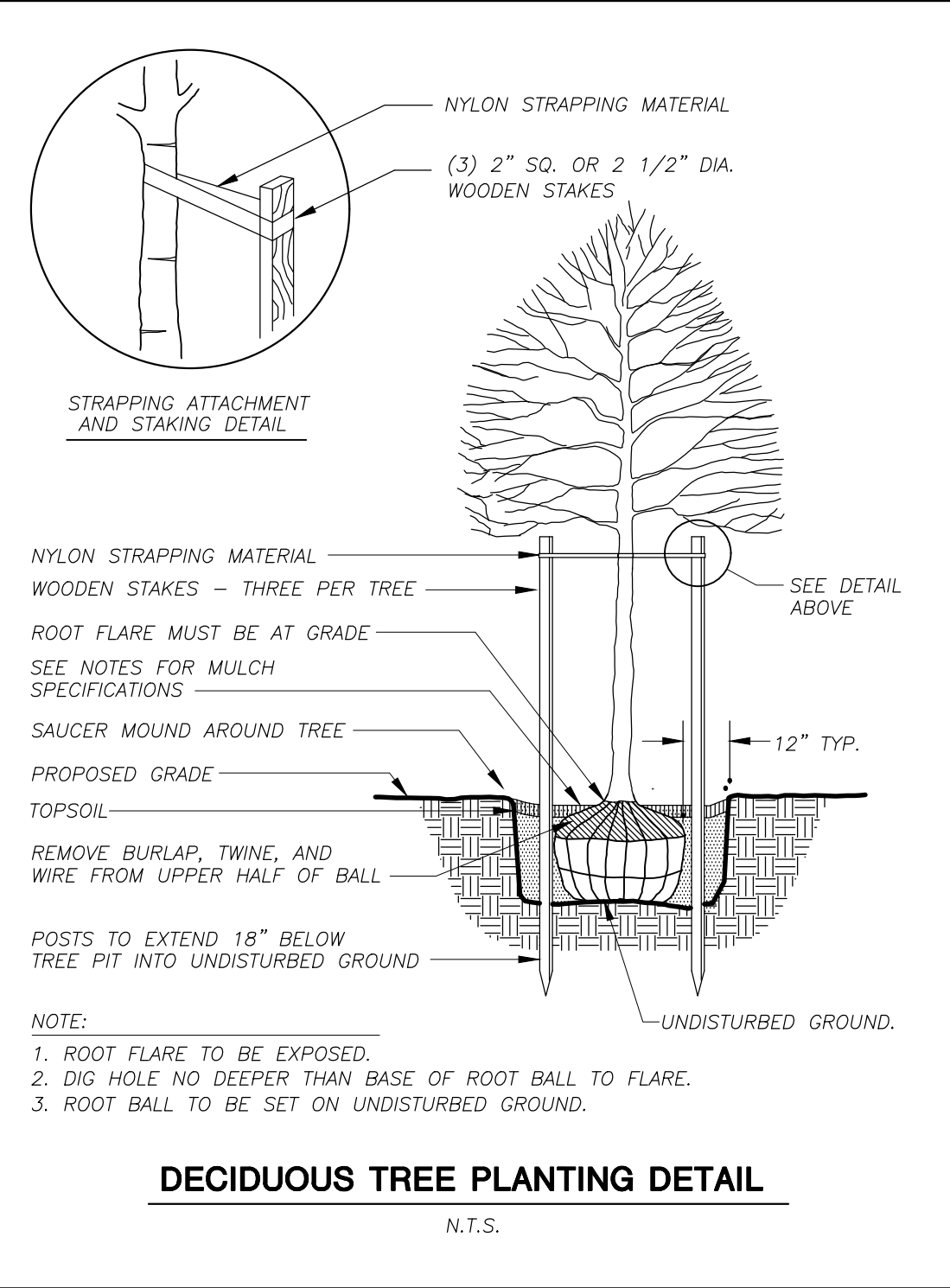
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Sheet Title
DETAILED
LANDSCAPE PLAN

Project Number: Project Number
Sheet Number

L1.1



GENERAL NOTES


- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PRACTICES THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS** - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A302. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4\"/>

LANDSCAPE MATERIAL NOTES

- MATERIALS** - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 24\"/>

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING** THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE 60 DAY CONTRACTOR GUARANTEE PERIOD.



CITY OF MADISON
LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address **241 JUNCTION ROAD, MADISON, WI**

Name of Project **PRAIRIE TOWNE CENTER NORTH OUTLOT**

Owner / Contact **UBS GLOBAL RE**

Contact Phone **(608) 848-5060** Contact Email **KEVIN.YESKA@JSDINC.COM**

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and excluding land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below**, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area **44,523**

Total landscape points required **743**
- For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = **217,800 square feet**

First five (5) developed acres = **3,630 points**

Remainder of developed area _____

Total landscape points required _____
- For the Industrial - Limited (IL) and Industrial - General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

10/2013 1

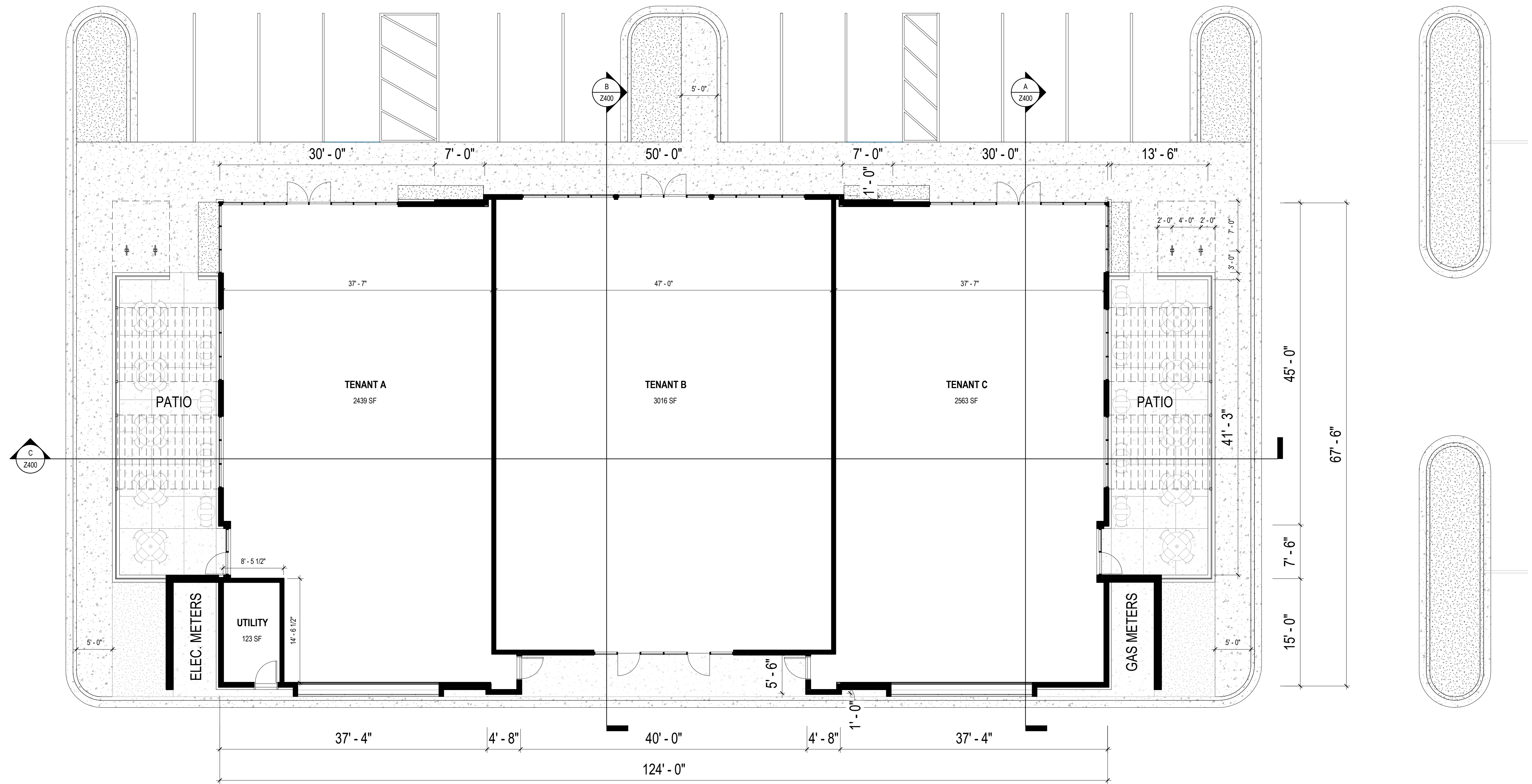
Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			9	315
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10			6	60
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			6	18
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			314	628
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	4	222 (EACH EXISTING TREE APPROX. 4" CAL.)		
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				222		1,081

Total Number of Points Provided 1,303

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



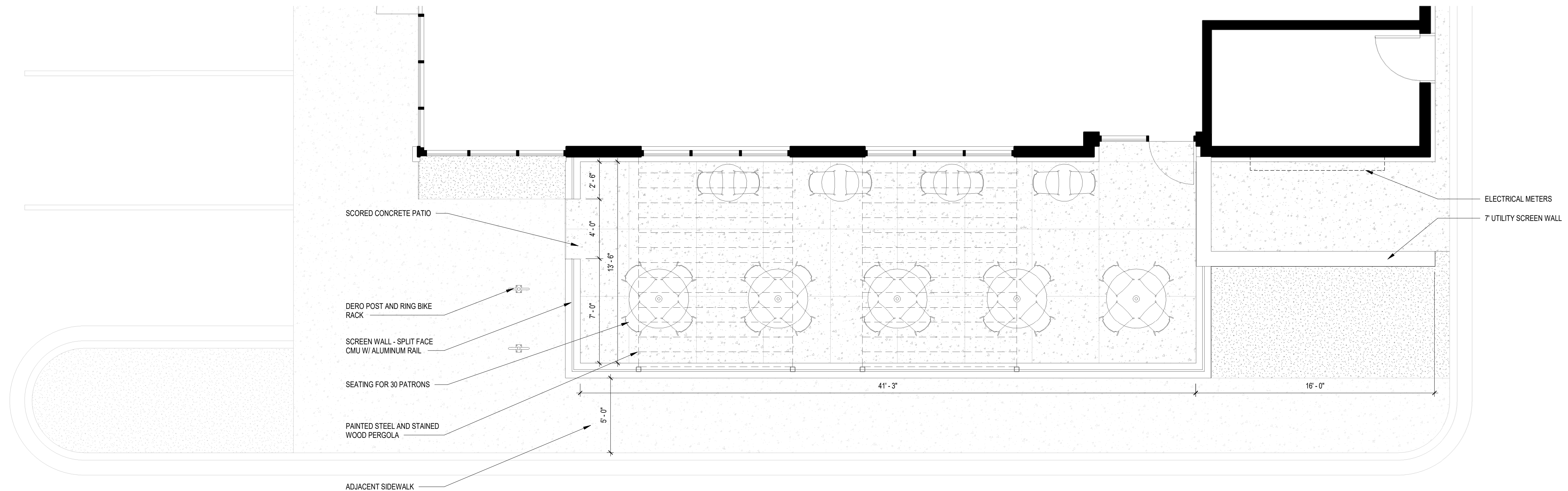
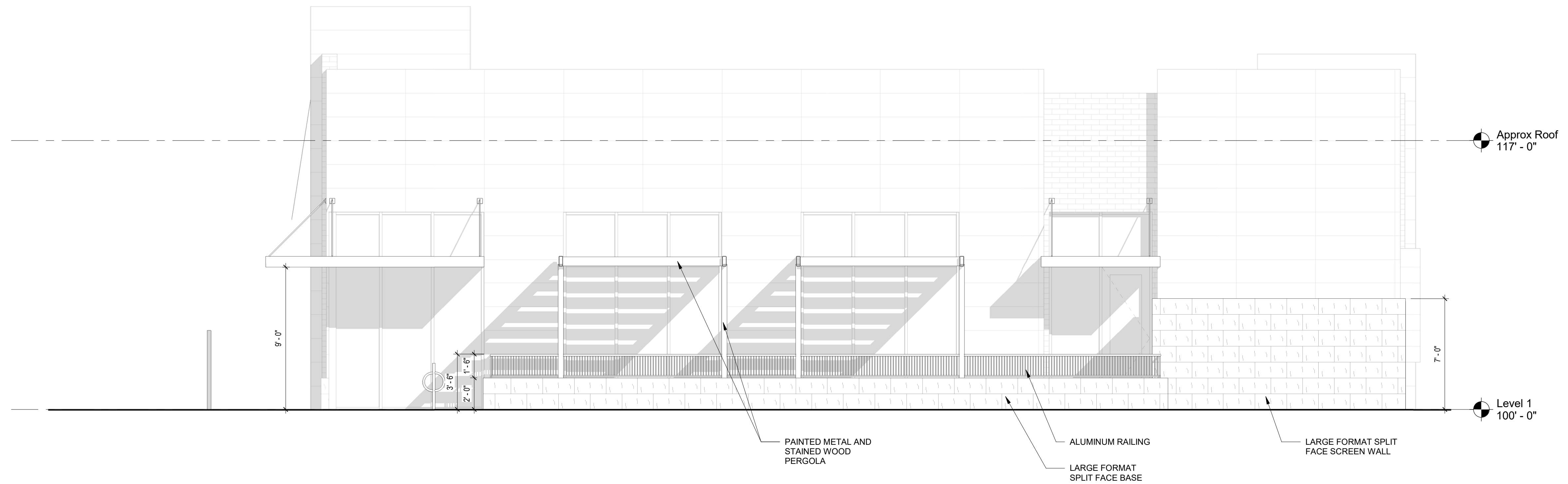
PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 21
05/30/2018



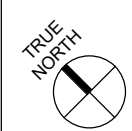
FIRST FLOOR PLAN



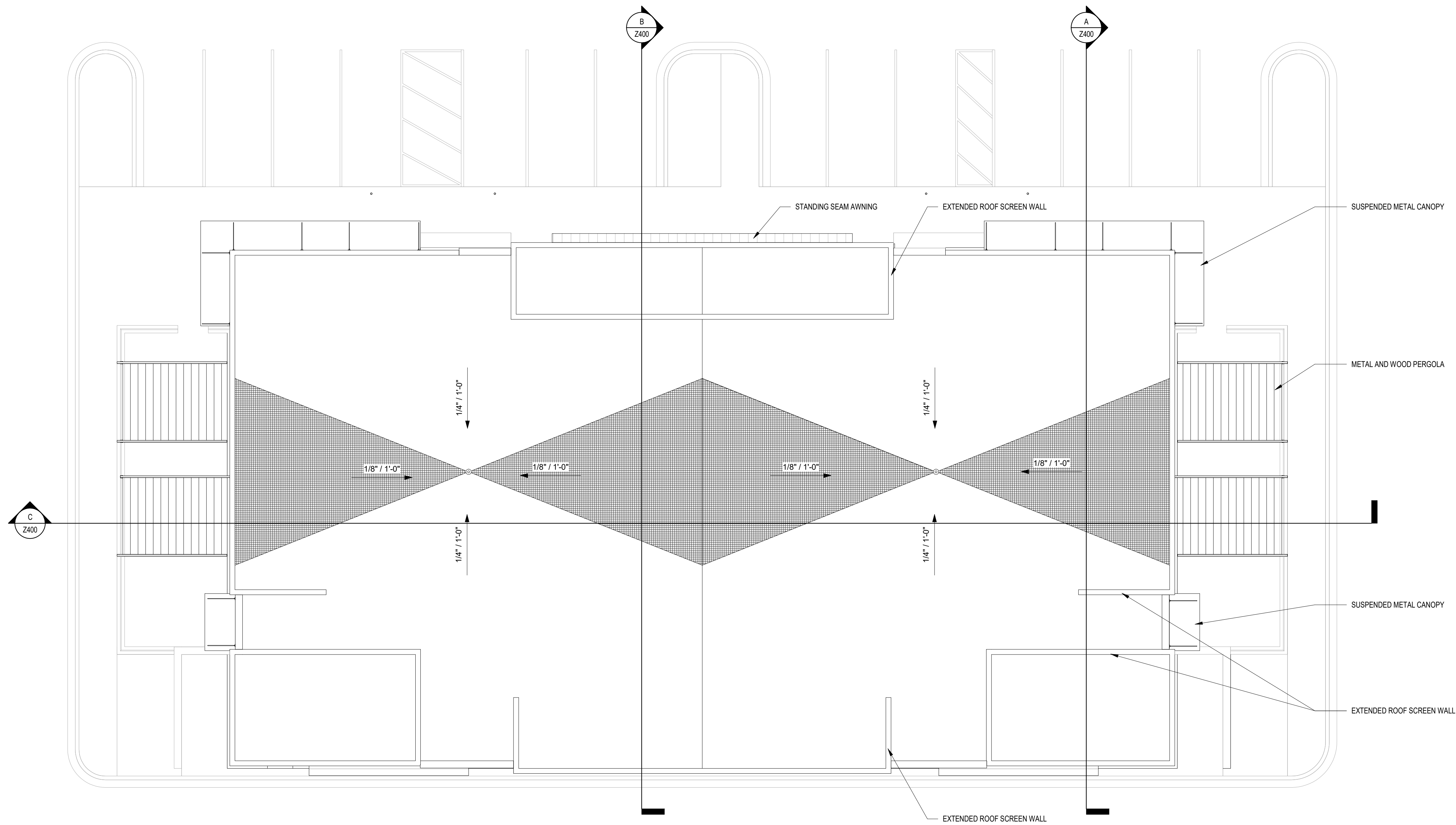
PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 22
05/30/2018



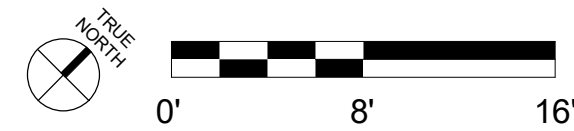
OUTDOOR SEATING AREA PLAN



PRAIRIE TOWNE CENTER -
NORTH OUT LOT

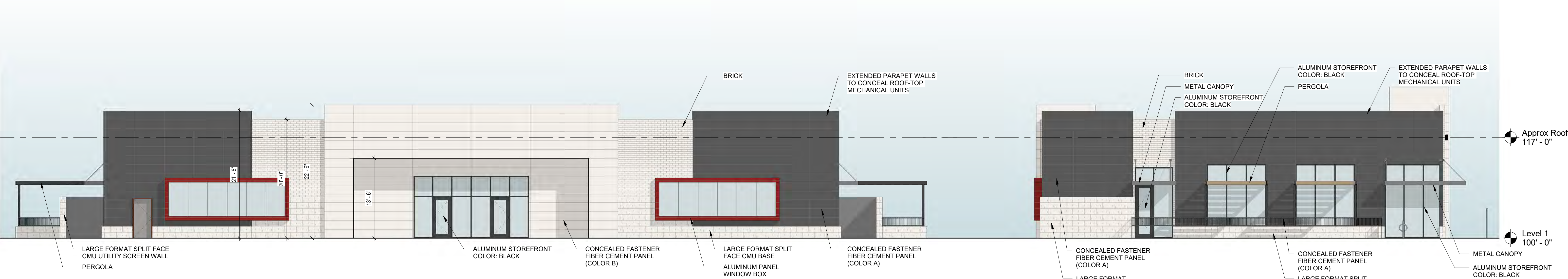
241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 23
05/30/2018



ROOF PLAN

EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	CERACLAD CONTEMPORARY SMOOTH COLOR: SUMI 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	CERACLAD CONTEMPORARY SMOOTH COLOR: SILK 18" X 60"			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK
NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY											

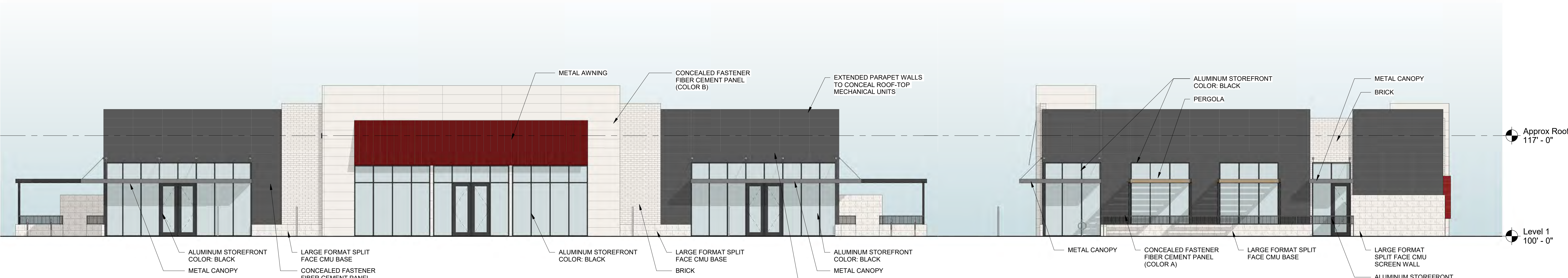


COLOR - SOUTHEAST ELEVATION

1/8" = 1'-0"

COLOR - NORTHEAST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION
(VIEW FROM JUNCTION ROAD)

1/8" = 1'-0"

COLOR - SOUTHWEST ELEVATION

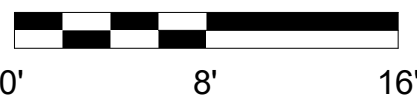
1/8" = 1'-0"

PRAIRIE TOWNE CENTER -
NORTH OUT LOT

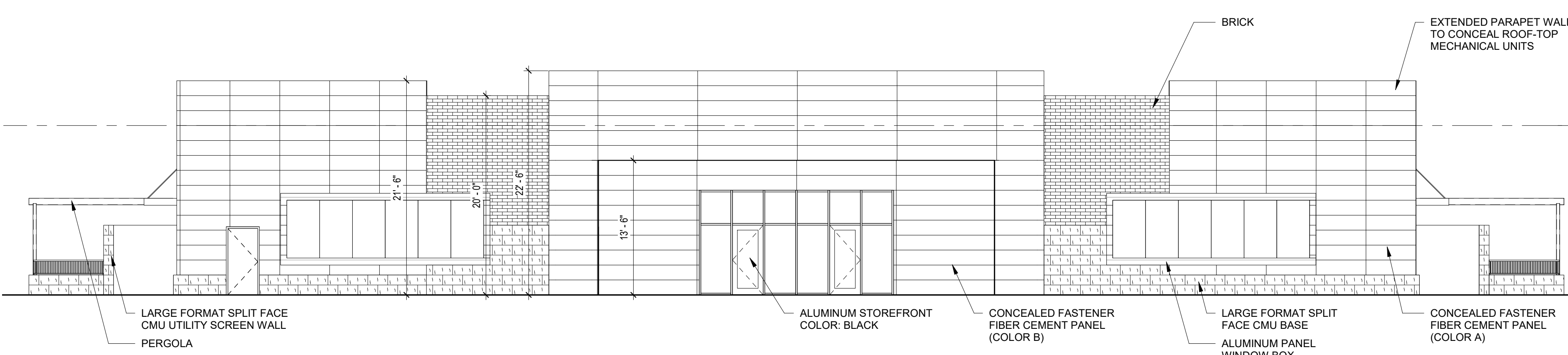
241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 24
05/30/2018

ELEVATIONS - COLOR

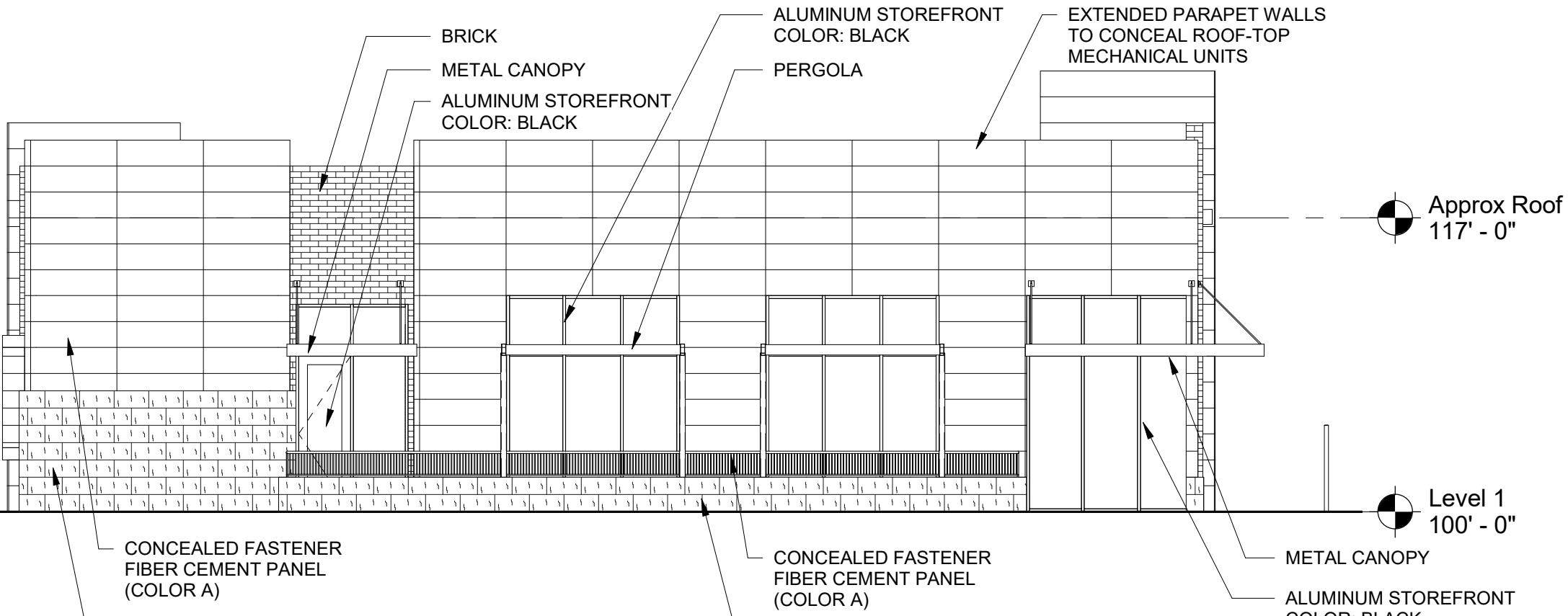


EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	CERACLAD CONTEMPORARY SMOOTH COLOR: SUMI 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	CERACLAD CONTEMPORARY SMOOTH COLOR: SILK 18" X 60"			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK
NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY											



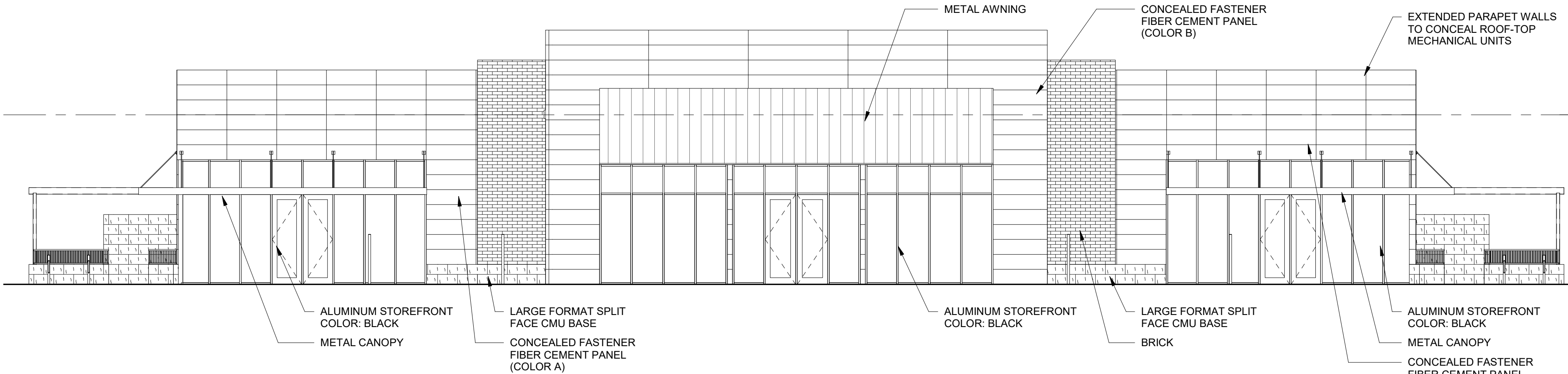
SOUTHEAST ELEVATION

1/8" = 1'-0"



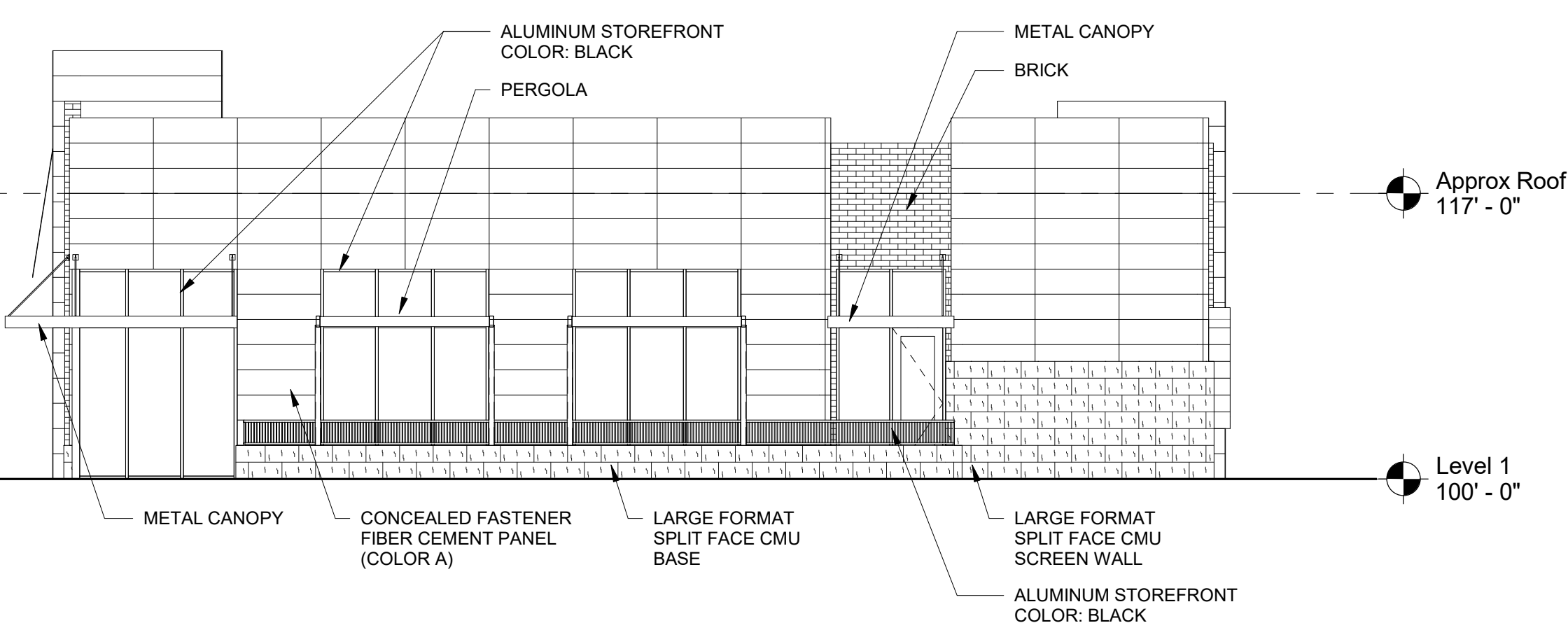
NORTHEAST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION

1/8" = 1'-0"



SOUTHWEST ELEVATION

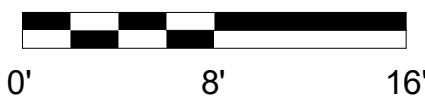
1/8" = 1'-0"

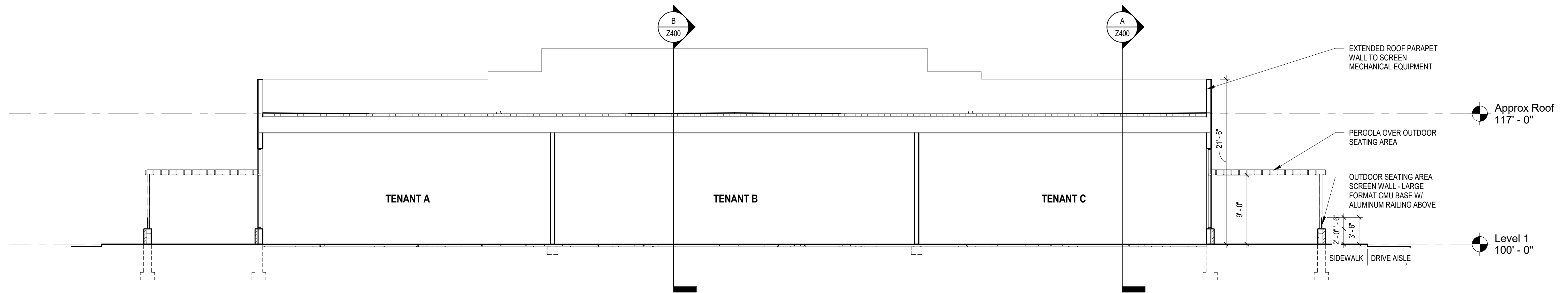
PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 25
05/30/2018

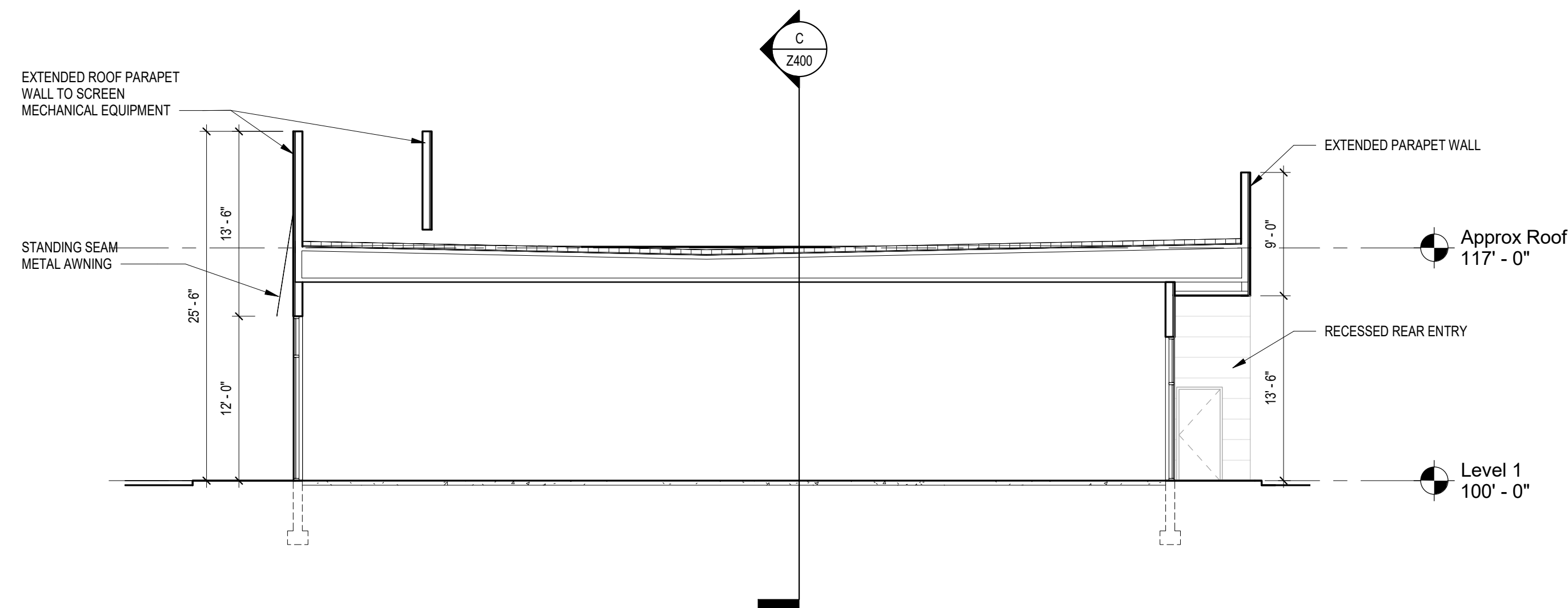
ELEVATIONS - B&W





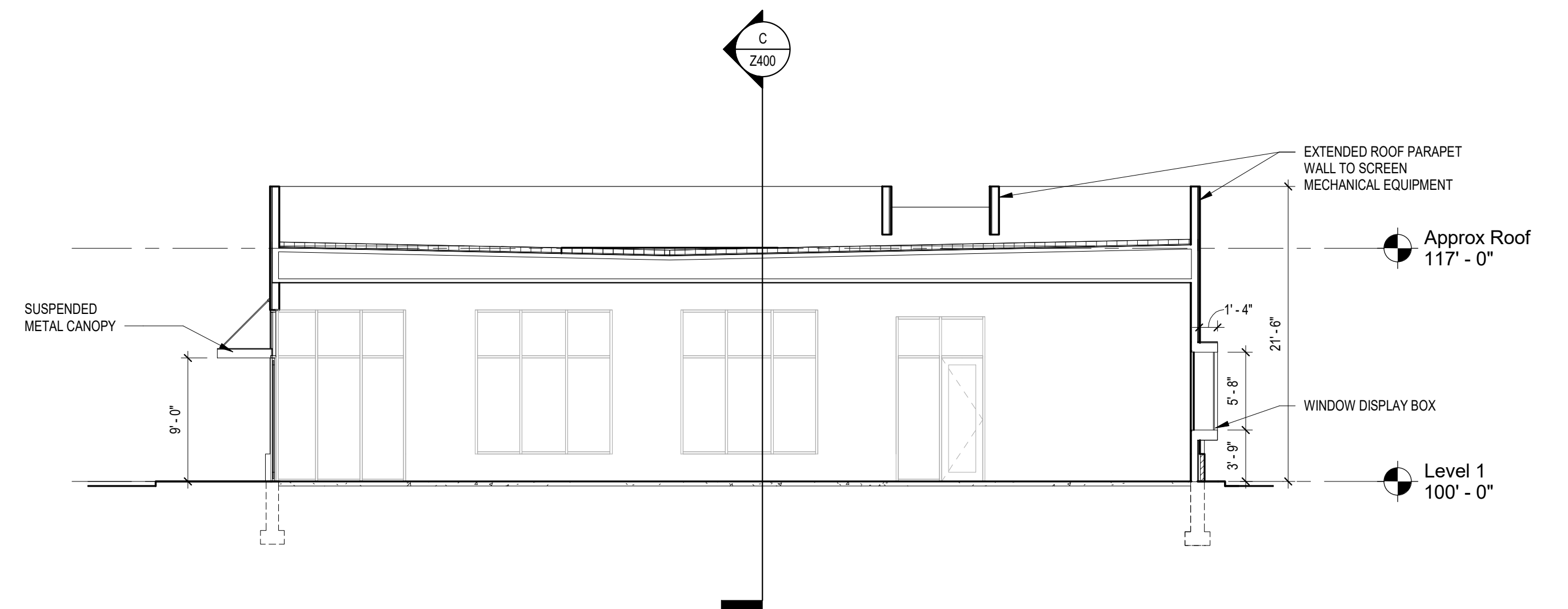
BUILDING SECTION C

1/8" = 1'-0"



BUILDING SECTION B

1/8" = 1'-0"



BUILDING SECTION A

1/8" = 1'-0"

PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 26
05/30/2018

SCHEMATIC BUILDING SECTIONS





PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 27
05/30/2018

PERSPECTIVE



PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 28
05/30/2018

PERSPECTIVE



PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 29
05/30/2018

PERSPECTIVE



PRAIRIE TOWNE CENTER -
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 30
05/30/2018

PERSPECTIVE